

Sylvania City Council
November 16, 2015

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. Husman.
3. Additions to the agenda.
4. Approval of the meeting minutes of November 2, 2015.
5. Tree Assessment Agreement.
 - a. Service Director's report on Agreement.
 - b. Proposed Ordinance No. 67-2015, Authorizing to enter into a tree assessment agreement with Todd R. & Dawn M. Milner.
6. King Road Right Turn Lane & Resurfacing Project.
 - a. Service Director's report on project.
 - b. Proposed Ordinance No. 68- 2015, Accepting proposal of NW Consultants, Inc. to provide engineering design services for the King Road Right Turn Lane and Resurfacing Project.
7. Sanitary Sewer Easement for Ryan M. Schwartz and Gia M. Schwartz.
 - a. Service Director's report on Easement.
 - b. Proposed Ordinance No. 69- 2015, Authorizing to execute an easement across Buffer Lot A in Sylvan Lakes, Plat 5 – Ryan & Gia Schwartz.
8. Proposed Ordinance 70-2015, Amending CRA No. 3, Establishing a CRA Housing Council and repealing Resolution No. 26-96.
9. 2016 Budget.
 - a. Report of the Finance Committee from 11/10/15.
 - b. Proposed First reading of Ordinance 71-2015, To make Appropriations for current expenditures and other expenditures of the City of Sylvania, Ohio for fiscal year ending December 31, 2016.
10. Request for approval of Ohio Liquor License transfer from Karam Enterprises, Inc. (Barada's Restaurant) from 5212 Monroe St. Unit 5 & 6, Toledo, OH 43623 to 5834 Monroe St., Suite B-C, Sylvania, OH 43560.

11. Plan Commission's recommendation for proposed Ordinance No. 56-2015, Amending Chapter 1187-Architectural District; Repealing Chapter 1152-Design Review Regulations.
12. Proposed Resolution No. 9-2015, Re-appointing Richard Sands to the Zoning Board of Appeals for a term expiring December 31, 2018.
13. Proposed Resolution No. 10-2015, Re-appointing Gary Sommer to the Zoning Board of Appeals for a term expiring December 31, 2018.
14. Committee reports.
 - a. Utilities and Environmental Committee meeting from 11/6/15.
15. Committee referrals.

INFORMATION

- A. October 2015 Cash Report from the Division of Taxation.
- B. October 2015 Bank Reconciliation.
- C. City Council meeting schedule for 2016.
- D. Municipal Planning Commission minutes from November 10, 2015.
- E. Board of Architectural Review minutes from November 10, 2015.
- F. Sylvania Area Community Improvement Corp. Annual Meeting notice.

Minutes of the Meeting of Council
November 2, 2015

The Council of the City of Sylvania, Ohio met in regular session on November 2, 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; absent: (0)

Roll call:
All present.

Mr. Haynam led the Pledge of Allegiance to the United States of America.

Pledge of
Allegiance.

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

Requests were made for the following additions to the agenda:

- 16a. Schedule a Finance Committee Meeting.
- 16b. Schedule a Utility and Environment Committee Meeting.
- 18. Appointments to Board of Zoning Appeals.
- 19. Executive Session to discuss potential litigation.

Mr. Haynam 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.

Approval of the
agenda as
amended.

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

Mr. Luetke presented the October 19, 2015 minutes. Mr. Luetke moved, Mr. Frye 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 October 19, 2015 be approved; roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of the
October 19, 2015
minutes.

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

Chief Rhodus introduced the new Telecommunicator, Tonya Iffland-Murd.

Introduction of
new tele-
communicator.

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 63-2015, a written copy of same having been previously furnished to each member of Council, "Accepting for Annexation to the City of Sylvania, Ohio, the territory described in Annexation petition Number 2015-1 for which James E. Moan is the agent, and as hereinafter described; providing for the interim zoning of said territory; and

Ordinance No.
63-2015,
"Accepting
Annexation
Petition No.

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

2015-1....”

Mr. Haynam moved, Mrs. Westphal seconded, that Ordinance No. 63-2015 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 Council will now consider agenda item 7.

Service Director’s report on Joint Cooperation Agreement was placed on file. Mr. Mishka presented and read aloud by title only, proposed Ordinance No. 64-2015, a written copy of same having been previously furnished to each member of Council, “Authorizing the Mayor and Director of Finance to enter into a Joint Cooperation Agreement on behalf of this City of Sylvania with the Board of Lucas County Commissioners, relative to the 2016 Sanitary Sewer and Manhole Lining Project; appropriating \$228,380 for said project; and declaring an emergency.”; Mr. Mishka moved, Mr. Frye seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Luetke, Mishka, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Ordinance No. 64-2015,
“Authorizing a Joint Coop Agreement..2016 Sanitary Sewer & Manhole Lining Project...”

Mr. Mishka moved, Mrs. Westphal seconded, that Ordinance No. 64-2015 be enacted as an emergency measure as declared therein; roll call vote being: Mishka, Westphal, Cappellini, Frye, Haynam, Husman, Luetke (7) yeas; (0) nays. The motion carried.

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

Service Director’s report on the Ohio Public Works Commission Applications was placed on file. Mr. Mishka presented and read aloud by title only, proposed Resolution No. 7-2015, a written copy of same having been previously furnished to each member of Council, “A Resolution authorizing the Mayor and Director of Finance to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Programs and to execute contracts as required; and declaring an emergency.”; Mr. Mishka moved, Mr. Haynam seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas; (0) nays. The motion carried.

Resolution No. 7-2015,
“Authorizing to prepare and submit OPWC application.....”

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Mr. Mishka moved, Mrs. Husman seconded, that Resolution No. 7-2015 be enacted as an emergency measure as declared therein; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas; (0) nays. The motion carried.

Service Director's report on the Ohio Public Works Commission Applications was placed on file. Mr. Mishka presented and read aloud by title only, proposed Resolution No. 8-2015, a written copy of same having been previously furnished to each member of Council, "A Resolution authorizing the Mayor and Director of Finance to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Programs and to execute contracts as required; and declaring an emergency."; Mr. Mishka moved, Mr. Frye seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Resolution No. 8-2015, "Authorizing to prepare and submit OPWC application....."

Mr. Mishka moved, Mrs. Husman seconded, that Resolution No. 8-2015 be enacted as an emergency measure as declared therein; roll call vote being: Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

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

Service Director's report on the Municipal Court Parking Lot Expansion was placed on file. Mrs. Husman moved, Mrs. Westphal seconded to advertise for bids for the Municipal Court Parking Lot Expansion Project. Roll call vote: Luetke, Mishka, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Advertise for bids: Municipal Court Parking Lot Expansion.

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

Service Director's report on the Ground Storage Tank Painting was placed on file. Mr. Mishka moved, Mrs. Westphal seconded to advertise for bids for the Ground Storage Tank Painting Project. Roll call vote: Mishka, Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (7) yeas; (0) nays. The motion carried.

Advertise for bids: Ground Storage Tank Painting Project.

Mayor Stough stated that Council will now consider agenda item 11.

Service Director's report on disposition of city property was placed on file. Mrs. Westphal moved, Mr. Haynam seconded to dispose of city property described in the Service Director's report dated October 28, 2015. Roll call vote: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas; (0) nays. The motion carried.

Approval to dispose of city property.

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Mayor Stough stated that Council will now consider agenda item 12.

Mr. Mishka presented and read aloud by title only, proposed Ordinance No. 65-2015, a written copy of same having been previously furnished to each member of Council, "Authorizing the Mayor and Director of Finance to enter into a Private Agreement with Louisville Title Agency for N.W. Ohio, Inc., Trustee for the Construction of a water supply system for Centennial Crossings Plat Four; declaring an emergency."; Mr. Mishka moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas; (0) nays. The motion carried.

Ordinance No. 65-2015, "Authorizing agreement...water supply system for Centennial Crossings, Plat 4..."

Mr. Mishka moved, Mr. Frye seconded, that Ordinance No. 65-2015 be enacted as an emergency measure as declared therein; roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider agenda item 13.

Mr. Mishka presented and read aloud by title only, proposed Ordinance No. 66-2015, a written copy of same having been previously furnished to each member of Council, "Authorizing the Mayor and Director of Finance to enter into a Private Agreement with Louisville Title Agency for N.W. Ohio, Inc., Trustee for the Construction of a water supply system and sanitary sewer collection system for Oak Creek North; declaring an emergency."; Mr. Mishka moved, Mrs. Westphal seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, Frye, (7) yeas; (0) nays. The motion carried.

Ordinance No. 66-2015, "Authorizing agreement...water supply and Sanitary Sewer system for Oak Creek North..."

Mr. Mishka moved, Mrs. Westphal seconded, that Ordinance No. 66-2015 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 Council will now consider agenda item 14.

Mrs. Westphal moved, Mr. Luetke seconded to refer proposed Ordinance 67-2015, Amending Chapter 171-Income Tax to the Finance Committee for review and recommendation. Roll call vote being: Luetke, Mishka, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Refer Ord. 67-2015 to Finance Committee.

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Mayor Stough stated that Council will now consider agenda item 15.

Mayor Stough presented the clerk's report on holidays in 2016 that fall on regular council meeting date. Mrs. Westphal moved, Mr. Frye seconded to change these meeting date to Tuesday because the Monday is a holiday: January 18 to January 19, February 15 to February 16, and September 5 to September 6; and to waive the July 4 and August 1 meetings unless needed: roll call vote: Mishka, Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (7) yeas, (0) nays. The motion carried.

Set 2016 Council Meeting Schedule.

Mayor Stough stated that Council will now consider agenda item 16.

Mrs. Westphal set a Finance Committee meeting for Tuesday, November 10th at 4:00p.m. in the Finance Office Conference Room in the Administration Building.

Finance Com. Mtg. 11/10/15, 4:00 p.m.

Mr. Mishka set a Utility & Environment Committee meeting for Friday, November 6th at 8:00 a.m. in the Public Service Office Conference Room in the Administration Building.

Utility Com. Mtg. 11/6/15 8:00 a.m.

There being no items for agenda item 17, Mayor Stough stated that Council will now consider agenda item 18.

Mr. Luetke reported two Board of Zoning Appeals terms will expire on December 31st. Mr. Luetke moved, Mr. Haynam seconded to order legislation to re-appoint Richard Sands and Gary Sommers to a new term on the Board of Zoning Appeals commencing on January 1, 2016; roll call vote: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas, (0) nays. The motion carried.

Re-appoint Richard Sands, Gary Sommers to BZA, 1/1/16.

Mr. Kevin Armstrong, 6742 Maplewood addressed Council regarding the parking on Erie, speed on Monroe, clearing of snow in downtown and process when changes are made regarding traffic.

Mayor Stough stated that Council will now consider added agenda item 19.

Mrs. Westphal moved, Mr. Haynam seconded to enter into Committee-of-the Whole Executive Session to discuss potential litigation. Roll call vote: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas, (0) nays. The motion carried.

C-O-W Exe. Session Potential Litigation.

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Mr. Haynam moved, Mrs. Westphal seconded to return from executive session. Roll call vote: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas, (0) nays. The motion carried.

Return from
Exec. Session.

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 9:02 p.m.

Adjournment.

Clerk of Council

Mayor

5a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

November 9, 2015

To: The Mayor and Members of Sylvania City Council

Re: **Tree Assessment Agreement**

Dear Mayor and Council Members:

A City resident has requested that the City remove trees on their private property. Section 951 of the City's codified ordinances permits such action and allows the City to recoup those costs over no more than a five year period.

We have come to a proposed 4-year agreement with the homeowner as attached. The monthly payments will be added to the homeowner's monthly utility bill until paid in full. We recommend approval of this agreement.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Kevin G. Aller". The signature is written in black ink and is positioned above a horizontal line.

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

TREE ASSESSMENT AGREEMENT

WHEREAS, the undersigned represents that it is the owner in fee simple of the real estate described on "Exhibit A" attached hereto and made a part hereof or the undersigned collectively represent that they own said real estate in fee simple and include all those having any dower rights therein, in which case all references herein to the undersigned shall be construed to refer to all of those comprising the undersigned whether singular, plural, male, female or neuter; and,

WHEREAS, the undersigned propose to remove said tree(s) that present a potential safety hazard located on said real estate; and,

WHEREAS, Chapter 951 of the Codified Ordinances of the City of Sylvania, Ohio permits the costs of said tree removal and associated administrative fees to be assessed over a five year period; and,

WHEREAS, the City of Sylvania, on the request of the undersigned, has indicated its willingness to cooperate with the undersigned by permitting, on conditions hereinafter set forth, the single-family residence located on a lot or parcel consisting of said real estate, to remove said trees; and,

WHEREAS, the undersigned understands that said City is not obligated to participate in such tree removal and that such cooperation by the City of Sylvania is conditional upon said City being satisfactorily assured of the payment to it, with respect to costs of said tree removal as may now or hereafter be applicable to said real estate by the Codified Ordinances and/or rules of said City and this Agreement.

NOW, THEREFORE, in consideration of said City permitting said real estate consisting of a single-family residence, to request the City to remove such trees, the undersigned, for itself, its successors and assigns, or themselves, their heirs and assigns, hereby agree(s) as follows:

1. With respect to said real estate, to pay to the City of Sylvania, Ohio, costs of said tree removal and associated administrative and recording fees, pursuant to Section 951 of the Codified Ordinance of the City of Sylvania, Ohio, totaling \$ 1,281⁰⁰ in equal monthly installments of \$ #26169 over a ~~five~~ four year period and the first installment payment is due on the date when the application is made with the City to remove said tree(s).

2. At such time as said real estate, or any part thereof, is no longer owned by the undersigned or any one of them the entire unpaid balance of the cost to remove such tree(s) thereon as aforesaid shall be paid to the City. This document, as of the date of execution and recording in the office of the Recorder of Lucas County, Ohio, shall constitute a lien against said real estate in favor of the City of Sylvania, Ohio, for the full amount of the cost to remove such trees. The City of Sylvania is hereby granted the right and authority to foreclose such lien as any other liens upon real estate are or may be foreclosed and to recover in such foreclosure action the unpaid amount of such lien and the amount of all expenses in connection with the lien and foreclosure including, but not limited to, lien recording fees, title expense, attorney fees and court costs.

3. If any part, clause, provision or condition of this Agreement is held to be void, invalid, or inoperative, such voidness, invalidity or inoperativeness shall not affect any other cause, provision or condition hereof; but the remainder of this Agreement shall be effective as though such clause, provision or condition has not been contained herein.

4. This Agreement shall bind the heirs, successors and assigns of the undersigned, shall bind said real estate and run with the land, and shall insure to the benefit of the City of Sylvania, Ohio, its successors and assigns.

5. Except the lien for current taxes and assessments, the undersigned warrant that said real estate is free and clear of mortgages and liens except for those recorded in the Office of the Recorder of Lucas County, Ohio at Metamora State Bank
(If no mortgage or lien is so recorded, state "none" on the blank line).

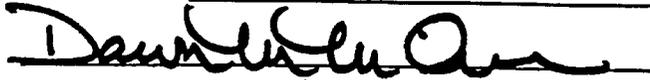
6. The marital status of the undersigned is as follows: Married

7. Prior instrument reference: 20061114-0076388

The undersigned has hereunto set his/her/their hand(s) this 22 day of October, ~~2014~~ 2015 AM



Printed Name: Todd R. Milner



Printed Name: Dawn M. Milner

STATE OF OHIO)
) SS.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this _____
22nd day of October, 2015 by Dawn and Todd Milner
KWA (date) KWA name of person or person(s)


Notary Public

This instrument prepared by:
Leslie B. Brinning
Director of Law
City of Sylvania, Ohio
6730 Monroe St.
Sylvania, OH 43560



KEVIN G. ALLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 08, 2020

3. If any part, clause, provision or condition of this Agreement is held to be void, invalid, or inoperative, such voidness, invalidity or inoperativeness shall not affect any other cause, provision or condition hereof; but the remainder of this Agreement shall be effective as though such clause, provision or condition has not been contained herein.

4. This Agreement shall bind the heirs, successors and assigns of the undersigned, shall bind said real estate and run with the land, and shall unsure to the benefit of the City of Sylvania, Ohio, its successors and assigns.

5. Except the lien for current taxes and assessments, the undersigned warrant that said real estate is free and clear of mortgages and liens except for those recorded in the Office of the Recorder of Lucas County, Ohio at Metamora State Bank
(If no mortgage or lien is so recorded, state "none" on the blank line).

6. The marital status of the undersigned is as follows: married

7. Prior instrument reference: 20061114-0076388

The undersigned has hereunto set his/her/their hand(s) this 22 day of October, ~~2014~~ 2015 AM

[Signature]

Printed Name: Todd R. Minderetz

[Signature]

Printed Name: David M. Minderetz

STATE OF OHIO)
) SS.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this _____
22nd day of October, 2015 by Dawn and Todd Minderetz
2015 (date) 2015 name of person or person(s)

[Signature]
Notary Public

This instrument prepared by:
Leslie B. Brinning
Director of Law
City of Sylvania, Ohio
6730 Monroe St.
Sylvania, OH 43560



KEVIN G. ALLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 08, 2020

ORDINANCE NO. 67 -2015

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A TREE ASSESSMENT AGREEMENT WITH TODD R. MILNER AND DAWN M. MILNER FOR THE REMOVAL OF TREES AT 5337 RADCLIFFE RD., SYLVANIA, OHIO; AND DECLARING AN EMERGENCY.

WHEREAS, Todd R. Milner and Dawn M. Milner have requested that the City of Sylvania remove trees that present a potential safety hazard on their private property; and,

WHEREAS, Sylvania Codified Ordinance Chapter 951 permits the costs of tree removal and associated administrative fees to be assessed on the property owner's utility bill; and,

WHEREAS, the City and Mr. and Mrs. Milner have agreed to assess the cost of the tree removal for a period of four years, payable in equal monthly installments of \$26.69, for a total cost of \$1,281.00.

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

SECTION 1. That the Mayor and Director of Finance are hereby authorized to enter into a Tree Assessment Agreement, a copy of which is attached hereto as "Exhibit A," for the removal of trees at 5337 Radcliffe Rd., Sylvania, Ohio in accordance with Section 951 of the Sylvania Codified Ordinances.

SECTION 2. That this Ordinance shall be recorded in the Office of the Recorder of Lucas County, Ohio.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance 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 4. That the Clerk of Council is hereby directed to post a copy of this Ordinance 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 5. That this Ordinance 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 trees that present a potential safety hazard located on 5337 Radcliffe, Sylvania, Ohio should be removed at the earliest possible time and the cost for said removal added to the property owners' utility bill. Provided this Ordinance 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

TREE ASSESSMENT AGREEMENT

WHEREAS, the undersigned represents that it is the owner in fee simple of the real estate described on "Exhibit A" attached hereto and made a part hereof or the undersigned collectively represent that they own said real estate in fee simple and include all those having any dower rights therein, in which case all references herein to the undersigned shall be construed to refer to all of those comprising the undersigned whether singular, plural, male, female or neuter; and,

WHEREAS, the undersigned propose to remove said tree(s) that present a potential safety hazard located on said real estate; and,

WHEREAS, Chapter 951 of the Codified Ordinances of the City of Sylvania, Ohio permits the costs of said tree removal and associated administrative fees to be assessed over a five year period; and,

WHEREAS, the City of Sylvania, on the request of the undersigned, has indicated its willingness to cooperate with the undersigned by permitting, on conditions hereinafter set forth, the single-family residence located on a lot or parcel consisting of said real estate, to remove said trees; and,

WHEREAS, the undersigned understands that said City is not obligated to participate in such tree removal and that such cooperation by the City of Sylvania is conditional upon said City being satisfactorily assured of the payment to it, with respect to costs of said tree removal as may now or hereafter be applicable to said real estate by the Codified Ordinances and/or rules of said City and this Agreement.

NOW, THEREFORE, in consideration of said City permitting said real estate consisting of a single-family residence, to request the City to remove such trees, the undersigned, for itself, its successors and assigns, or themselves, their heirs and assigns, hereby agree(s) as follows:

1. With respect to said real estate, to pay to the City of Sylvania, Ohio, costs of said tree removal and associated administrative and recording fees, pursuant to Section 951 of the Codified Ordinance of the City of Sylvania, Ohio, totaling \$ 4,291⁰⁰ in equal monthly installments of \$ #26169 over a ~~five~~ four year period and the first installment payment is due on the date when the application is made with the City to remove said tree(s).

2. At such time as said real estate, or any part thereof, is no longer owned by the undersigned or any one of them the entire unpaid balance of the cost to remove such tree(s) thereon as aforesaid shall be paid to the City. This document, as of the date of execution and recording in the office of the Recorder of Lucas County, Ohio, shall constitute a lien against said real estate in favor of the City of Sylvania, Ohio, for the full amount of the cost to remove such trees. The City of Sylvania is hereby granted the right and authority to foreclose such lien as any other liens upon real estate are or may be foreclosed and to recover in such foreclosure action the unpaid amount of such lien and the amount of all expenses in connection with the lien and foreclosure including, but not limited to, lien recording fees, title expense, attorney fees and court costs.

3. If any part, clause, provision or condition of this Agreement is held to be void, invalid, or inoperative, such voidness, invalidity or inoperativeness shall not affect any other cause, provision or condition hereof; but the remainder of this Agreement shall be effective as though such clause, provision or condition has not been contained herein.

4. This Agreement shall bind the heirs, successors and assigns of the undersigned, shall bind said real estate and run with the land, and shall insure to the benefit of the City of Sylvania, Ohio, its successors and assigns.

5. Except the lien for current taxes and assessments, the undersigned warrant that said real estate is free and clear of mortgages and liens except for those recorded in the Office of the Recorder of Lucas County, Ohio at Metamora State Bank
(If no mortgage or lien is so recorded, state "none" on the blank line).

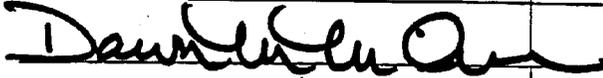
6. The marital status of the undersigned is as follows: married

7. Prior instrument reference: 20061114-0076388

The undersigned has hereunto set his/her/their hand(s) this 22 day of October, ~~2014~~ 2015 AM



Printed Name: TODD R. MILNER



Printed Name: DAWN M. MILNER

STATE OF OHIO)
) SS.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 22nd day of October, 2015 by Dawn and Todd Milner
KGA (date) KGA name of person or person(s)


Notary Public

This instrument prepared by:
Leslie B. Brinning
Director of Law
City of Sylvania, Ohio
6730 Monroe St.
Sylvania, OH 43560



KEVIN G. ALLER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 08, 2020

6a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

November 16, 2015

To: The Mayor and Members of Sylvania City Council

Re: King Road Right Turn Lane & Resurfacing Project

Dear Mr. Mayor and Council Members:

The City is looking to commence engineering design work for the King Road Right Turn Lane & Resurfacing Project.

This project will add a right-turn drop lane to northbound King Road at Sylvania Avenue as well as asphalt resurfacing from Cougar Lane to Sylvania Avenue. The City applied for project funding through the Ohio Public Works Commission last November and was successfully able to secure funding for 49% of the project. The project is scheduled for construction in the summer of 2016.

City Council approved Ordinance 28-2015 on May 4, 2015 accepting a proposal from Tetra Tech, Inc. to provide engineering services in the amount of \$9,000 for traffic signal modifications only required on the project. At that time it was anticipated that all other remaining engineering work would be performed in-house by City staff.

The City has received three (3) additional proposals to perform the remaining roadway related engineering services that will not be performed by Tetra Tech. The lowest proposal received was from Northwest Consultants, Inc. (NCI) in the amount of \$18,614.

NCI has previous experience with the City on roadway and utility related improvements and will work with Tetra Tech to produce the necessary construction documents. We would recommend approval to proceed ahead with the engineering services agreement with Northwest Consultants, Inc. in the amount of \$18,614.

Sincerely,

Kevin G. Aller, P.E.
Director of Public Service

6b

ORDINANCE NO. 68 -2015

ACCEPTING THE PROPOSAL OF NORTHWEST CONSULTANTS, INC. TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE KING ROAD RIGHT TURN LANE AND RESURFACING PROJECT; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$18,614; AND DECLARING AN EMERGENCY.

WHEREAS, the King Road Right Turn Lane and Resurfacing Project will add a right-turn drop lane to northbound King Road at Sylvania Avenue as well as asphalt resurfacing from Cougar Lane to Sylvania Avenue; and,

WHEREAS, the City received Ohio Public Works Commission grant funding for 49% of the project, which is scheduled for construction in the Summer of 2016; and,

WHEREAS, Ordinance No. 28-2015, passed May 4, 2015, accepted the proposal of Tetra Tech, Inc. to provide engineering services for the traffic signal modifications required on the project in the amount of \$9,000; and,

WHEREAS, the Director of Public Service, in a report dated November 16, 2015, has recommended that the proposal of Northwest Consultants, Inc. to provide engineering design services for the King Road Right Turn Lane and Resurfacing Project at a cost of Eighteen Thousand Six Hundred Fourteen Dollars (\$18,614.00), be accepted.

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

SECTION 1. That the proposal of Northwest Consultants, Inc. in the amount of Eighteen Thousand Six Hundred Fourteen Dollars (\$18,614.00) for providing engineering design services for the King Road Right Turn Lane and Resurfacing Project, is hereby accepted.

SECTION 2. That the Director of Public Service shall promptly give notice to said consultant to proceed under the proposal hereby approved and accepted.

SECTION 3. That to provide funds for said consultant services hereby authorized, there is hereby appropriated from the CAPITAL IMPROVEMENT FUND from funds therein not heretofore appropriated to Account No. 401-7610-53503 – Street Improvements the amount of Eighteen Thousand Six Hundred Fourteen Dollars (\$18,614.00).

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were 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 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance 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 6. That this Ordinance 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 City should provide for the engineering design services for the King Road Right Turn Lane and Resurfacing Project at the earliest possible time. Provided this Ordinance 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

APPROVED AS TO FORM:

ATTEST:

Director of Law

Clerk of Council

APPROVED:

Mayor

Date



7a

City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

November 16, 2015

To: The Mayor and Members of Sylvania City Council

Re: Sanitary Sewer Easement for Ryan M. Schwartz and Gia M. Schwartz
0 Sylvania Avenue

Dear Mr. Mayor and Council Members:

Mr. and Mrs. Ryan Schwartz are the owners of real estate in the City of Sylvania and in Sylvania Township at the westerly end of Hawkins Court. According to the Lucas County Auditor's Office the address is 0 Sylvania Avenue and consists of Tax District Parcel numbers 82-06350 (City) & 78-24922 (Township). The owners are using the parcels for residential purposes.

The owners submitted sanitary sewer construction plans to our office for review. The plans requested a tie in to the City sanitary sewer at the last available system manhole in Hawkins Court. In order to accommodate this sewer tie in the proposed sanitary sewer would need to cross Buffer Lot A in Sylvania Lakes Plat Five.

The purpose of a buffer lot is to prohibit access until such time as the abutting right-of-way dedication is extended or widened beyond the buffer lot. Since there is no future publicly dedicated right-of-way or development planned west of Hawkins Court we feel it is acceptable to issue the owners an easement for the sewer connection.

We request approval of the attached easement with Mr. and Mrs. Ryan Schwartz for sanitary sewer purposes.

Sincerely,

Kevin G. Aller, P.E.
Director of Public Service

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the City of Sylvania, Ohio, the Grantor, in consideration of one dollar (\$1.00), and other good and valuable considerations, to them paid by Ryan M. Schwartz and Gia M. Schwartz, the Grantees, and their successors and assigns, does hereby grant, bargain, sell, convey and release to the said Grantees, an exclusive easement for the construction and maintenance of a private, underground sanitary sewer, in, on, over and through the real estate in the City of Sylvania, Lucas County, Ohio, and legally described, Exhibit A, and drawn, Exhibit B as attached.

TO HAVE AND TO HOLD the said easement rights with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

By acceptance hereof, the Grantor and Grantee acknowledge the following:

1. The Grantor is the owner of Buffer Lot A in Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office.
2. The Grantor claimed title to Buffer Lot A from the Lucas County Board of Commissioners by annexation as recorded in Instrument Number 20051025-0079914 in the Deed Records of the Lucas County Recorder's Office.
3. The Grantor hereby covenants that they are the true and lawful Owner of said Buffer Lot A and are well seized of the same, and have good right and full power to bargain, sell,

and convey the same in the manner aforesaid.

4. The Grantees are the owners of real estate as described in Instrument Number 20130829-0046050 in the Deed Records of the Lucas County Recorder's Office. The Grantees real estate abuts the aforementioned Buffer Lot A.
5. The Grantor hereby grants an exclusive easement for the construction and maintenance of a private, underground sanitary sewer to serve a single place of residence and accessory structure, in, on, over and through Buffer Lot A, as legally described on Exhibit A, and drawn, Exhibit B as attached, to the Grantees, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, City of Sylvania, Ohio, has hereunto set their hands this 10th day of November, 2015.

City of Sylvania, Ohio

By: _____
Craig A. Stough, Mayor

By: _____
Toby Schroyer, Director of Finance

Approved:

Leslie B. Brining, Director of Law

IN WITNESS WHEREOF, the said Grantee, Ryan M. Schwartz and Gia M. Schwartz, has hereunto set their hands this 10th day of November, 2015.

Ryan M. Schwartz and Gia M. Schwartz

Ryan M. Schwartz
Ryan M. Schwartz

Gia M. Schwartz
Gia M. Schwartz

EXHIBIT A

SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Lucas, City of Sylvania, Southeast Quarter of Section 17, Town 9 South, Range 6 East, being part of Buffer Lot A of Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office and being more particularly described as follows:

Beginning at a concrete monument with a 2" diameter aluminum disk found at the northwest corner of Buffer Lot A of Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office, said concrete monument found also being on the east line of a parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz, by deed recorded in Instrument Number 20130829-0046050 in the Deed Records of the Lucas County Recorder's Office, said concrete monument found also being on the north right-of-way line of Hawkins Court, said point also being the **TRUE POINT OF BEGINNING**;

Thence South $87^{\circ}53'14''$ East a distance of 2.00' on the north line of Buffer Lot A and the east line of said parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz and the north right-of-way line of Hawkins Court to a point;

Thence South $00^{\circ}41'41''$ West a distance of 30.01' on the east line of Buffer Lot A to the centerline of right-of-way of Hawkins Court;

Thence North $87^{\circ}53'14''$ West a distance of 2.00' on the centerline of right-of-way of Hawkins Court to a point on the west line of Buffer Lot A, said point also being on the east line of said parcel land conveyed to Ryan M. Schwartz and Gia M. Schwartz;

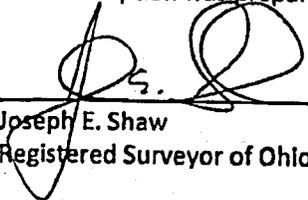
Thence North $00^{\circ}41'41''$ East a distance of 30.01' on the west line of Buffer Lot A and the east line of said parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz to the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.001 acres of land, more or less, and is subject to all legal highways and easements of record.

Bearings used herein are based on an assumed meridian and are for the express purpose of showing angular measurement.

The above described area is contained within Lucas County Auditor's tax district parcel number 82-93904.

This description was prepared by Joseph E. Shaw, Registered Surveyor 8491 of the State of Ohio.



Joseph E. Shaw
Registered Surveyor of Ohio: No. 8491

11/10/2015
Date

STATE OF OHIO

}SS

COUNTY OF LUCAS,

The foregoing instrument was acknowledged before me this 10th day of November
2015 by Ryan M. Schwartz and Gia M. Schwartz.



NICOLE L. ROBBINS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 10-27-2016

Nicole Robbins

Notary Public, Lucas
county State of Ohio

My Commission Expires: 10/27/2016

**T9S, R6E
SE QTR. SEC. 17
CITY OF SYLVANIA
LUCAS COUNTY, OHIO**

10' DRAINAGE EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

AXIUS DEVELOPMENT, LLC
4203 STRATFORD COURT
82-93890
SYLVAN LAKES PLAT FIVE
LOT 68
0.442 ACRES

10' SANITARY EASEMENT,
TOLEDO EDISON EASEMENT
& UTILITY EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

2' BUFFER LOT A
S87°53'14"E, 2.00'
P.O.B.

N00°41'41"E, 30.01'

S00°41'41"W, 30.01'
HAWKINS COURT

RYAN M. SCHWARTZ
& GIA M. SCHWARTZ
0 WEST SYLVANIA AVENUE
82-06350
1.530 ACRES

N87°53'14"W, 2.00'

10' SANITARY EASEMENT,
TOLEDO EDISON EASEMENT
& UTILITY EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

2' BUFFER LOT A

10' DRAINAGE EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

BOND REAL ESTATE INVESTMENT COMPANY LLC
7901 HAWKINS COURT
82-93889
SYLVAN LAKES PLAT FIVE
LOT 67
0.262 ACRES



BASIS OF BEARINGS:
THE BASIS OF BEARINGS USED HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT.

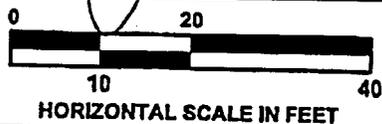
CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES, ONLY THOSE EASEMENTS SPECIFICALLY BROUGHT TO MY ATTENTION SHALL BE SHOWN HEREIN.

JOSEPH E. SHAW, P.E., P.S.
STATE OF OHIO REGISTERED LAND SURVEYOR #8491

- EX. 6" DIA. X 30" CONCRETE WITH 2" DIA. ALUMINUM DISK STAMPED "ESA LLC. #7837" WITH "X" PUNCH AND IRON PIN
- EX. 5/8" X 36" REBAR

SANITARY SEWER EASEMENT (0.001 ACRES)

EXHIBIT: B
DRAWN BY: JES
DATE: 11/2/2015



DEPARTMENT OF PUBLIC SERVICE
SANITARY SEWER EASEMENT FOR
RYAN M. SCHWARTZ AND
GIA M. SCHWARTZ

7b

ORDINANCE NO. 69 -2015

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO EXECUTE AND DELIVER TO RYAN M. SCHWARTZ AND GIA M. SCHWARTZ AN EASEMENT ACROSS BUFFER LOT A IN SYLVAN LAKES PLAT 5 FOR THE PURPOSE OF CONNECTING ONE SINGLE-FAMILY RESIDENCE TO THE CITY'S SANITARY SEWER SYSTEM; AND DECLARING AN EMERGENCY.

WHEREAS, Ryan M. Schwartz and Gia M. Schwartz are the owners of real estate known as 0 Sylvania Avenue, Parcel Nos. 82-06350 and 78-24922 in the City of Sylvania and in Sylvania Township at the westerly end of Hawkins Court; and,

WHEREAS, Mr. and Mrs. Schwartz desire to construct one single-family residence on the above-referenced property; and,

WHEREAS, in order to obtain sanitary sewer service to said property, the sewer line must be extended across Buffer Lot A in Sylvan Lakes Plat Five, which is owned by the City of Sylvania; and,

WHEREAS, the granting of said easement as set forth in "Exhibit A" will permit Mr. and Mrs. Schwartz to extend the sanitary sewer line across Buffer Lot A in Sylvan Lakes Plat Five for the purpose of extending sanitary sewer service to one single-family residence to be constructed at 0 Sylvania Avenue, Parcel Nos. 82-06350 and 78-24922; and,

WHEREAS, the Director of Public Service, by report dated November 16, 2015, has recommended the City grant the easement as set forth on the attached.

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

SECTION 1. That the Mayor and Director of Finance be, and they hereby are, authorized to execute on behalf of this City, the easement set forth as "Exhibit A" and to deliver the same to Ryan M. Schwartz and Gia M. Schwartz for the purpose of extending the City's sanitary sewer service to one single-family residence.

SECTION 2. That the method, manner, consideration and procedure for the granting of said easement to Ryan M. Schwartz and Gia M. Schwartz is hereby determined to be as set forth in this Ordinance.

SECTION 3. That the City execute the easement for the above mentioned purposes.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were 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 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance 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 6. That this Ordinance 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 easement should be granted immediately so that Mr. and Mrs. Schwartz can install the sanitary sewer line to provide service to one single-family residence. Provided this Ordinance 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

ORDINANCE NO. 70 -2013

**AMENDING COMMUNITY REINVESTMENT AREA NO. 3,
DESIGNATING A HOUSING OFFICER, ESTABLISHING A
COMMUNITY REINVESTMENT AREA HOUSING COUNCIL;
REPEALING RESOLUTION NO. 26-96; AND DECLARING AN
EMERGENCY.**

WHEREAS, Resolution No. 41-92, passed November 2, 1992, established and described the boundaries of a Community Reinvestment Area to be known as Community Reinvestment Area Number 3; and,

WHEREAS, Resolution No. 25-96, passed July 1, 1996, directed the Housing Officer of Community Reinvestment Area Number 3 not to accept any new applications for exemptions for this Community Reinvestment Area; and,

WHEREAS, the Economic Development Subcommittee met on March 2, 2015 and May 4, 2015 to review the City's Community Reinvestment Areas, specifically Community Reinvestment Area No. 3; and,

WHEREAS, subsequent to these meetings, the Economic Development Subcommittee recommended that the boundaries of Community Reinvestment Area No. 3 be amended to include residential properties in Clark's Subdivision as shown on the attached "Exhibit A" which include housing facilities or structures of historical significance are located and new housing construction is discouraged; and,

WHEREAS, including the additional properties within the boundaries of Community Reinvestment Area will serve to encourage economic stability, maintain real property values, promote the public health, safety and general welfare, and generate new employment opportunities; and,

WHEREAS, a survey of the housing within the City of Sylvania has been performed; and,

WHEREAS, the Council of the City of Sylvania has deemed it necessary to amend the boundaries of the Community Reinvestment Area to include such areas as permitted in Sections 3735.65 to 3735.70 of the Ohio Revised Code.

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

SECTION 1. That Community Reinvestment Area No. 3 is hereby amended as described in detail on the attached "Exhibit A" which is incorporated herein by reference.

SECTION 2. That Resolution No. 25-96 is hereby repealed and the owner of any real property located in said Community Reinvestment Area Number 3 may file an application with the Housing Officer for an exemption from real property taxation for a new structure or remodeling completed after the effective date of this ordinance.

SECTION 3. That said Community Reinvestment Area No. 3 is one in which housing facilities or structures of historical significance are located and new housing and repair of existing facilities or structures are discouraged.

SECTION 4. That within the above-described Community Reinvestment Area tax exemptions for improvements to real property as described in Ohio Revised Code Section 3735.67 will be granted. For the construction of every dwelling, or commercial or industrial structure located in said area as provided in Ohio Revised Code Section 3735.67(C), an exemption will be granted for up to fifteen years.

SECTION 5. That Council hereby designated the Mayor as Housing Officer for the City of Sylvania.

SECTION 6. That there is hereby established a Community Reinvestment Area Housing Council for Community Reinvestment Area No. 3. The Mayor is to appoint two (2) members, the Council is to appoint two (2) members, and the Planning Commission is to appoint one (1) member. The majority of the foregoing members are to appoint two (2) additional members who shall be residents within the Area. The terms shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

SECTION 7. The tax exemption shall first apply in the year following the calendar year in which the certification is made to the Lucas County Auditor by the Housing Officer pursuant to Section 5 above. If the remodeling qualifies for an exemption under Section 8 below, the dollar amount by which the remodeling increased the market value of the structure shall be exempt from real property taxation. If the construction qualifies for an exemption under Section 8 below, the structure shall not be considered an improvement of the land on which it is located

for the purpose of real property taxation.

SECTION 8. That the construction of new structures and the remodeling of existing structures within said Reinvestment Area are hereby declared to be a public purpose for which exemptions from real property taxation are granted for the following periods:

- A. For remodeling or construction of new dwellings containing not more than two family units and upon which cost of remodeling is Three Thousand Dollars (\$3,000.00) or more, a period of not more than fifteen (15) years and the abatement may be 100% of the increase in property tax valuation as a result of the remodeling or construction.
- B. For remodeling or construction of new dwellings containing more than two family units and upon which cost of remodeling is Ten Thousand Dollars (\$10,000.00) or more, a period of not more than fifteen (15) years and the abatement may be 100% of the increase in property tax valuation as a result of the remodeling or construction.
- C. For remodeling or construction of new commercial structures, a period of not more than ten (10) years and the abatement may be 100% of the increase in property tax valuation as a result of the remodeling or construction.
- D. For remodeling or construction of new mixed use structures, a period of not more than fifteen (15) years and the abatement may be 100% of the increase in property tax valuation as a result of the remodeling or construction.

Any project currently under construction in Community Reinvestment Area No. 3 at the time of the passage of this ordinance may receive exemption based on the terms as amended above.

SECTION 9. That the Clerk is hereby directed to publish this ordinance in a newspaper of general circulation in the municipal corporation once a week for two consecutive weeks immediately following its adoption.

SECTION 10. That the Clerk is hereby directed to forward a copy of this Ordinance to the Lucas County Auditor and the Ohio Department of Development for information purposes.

SECTION 11. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and 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 12. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Sections 11(c) and 12, of the Charter of this City.

SECTION 13. That this Ordinance 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 amendments to the boundaries of Community Reinvestment Area will serve to encourage economic stability, maintain real property values, promote the public health, safety and general welfare, and generate new employment opportunities and therefore should be effective immediately. Provided this Ordinance 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 issue.

President of Council

ATTEST:

Clerk of Council

APPROVED:

APPROVED AS TO FORM:

Mayor

Director of Law

Date

EXHIBIT "A"

Description of the Amended Boundaries of Community Reinvestment Area #3

Situated In the State of Ohio, County of Lucas, City of Sylvania, and being part of the Southwest Quarter of Section 10, North Half and West Half of Section 15 and Southeast Quarter of Section 16, all In Town 9 South, Range 6 East, and being a parcel of land as shown in Exhibit "B" and being more particularly bounded and described as follows:

Beginning at the intersection of the northeasterly railroad right of way line of a parcel of land owned by the *Pennsylvania Lines LLC*, also being Lucas County Auditor's Tax Parcel 82 99015, with the southerly property line of a parcel of land owned by *Nour of Ohio, LLC* as recorded in Instrument Number 20060825 0057162, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 04121;

Thence in a northwesterly direction on the said northeasterly railroad right of way line to the southerly property line of a parcel of land owned by *Leonard Paul Blair, Bishop of the Roman Catholic Diocese of Toledo in America*, as recorded in Instrument Number 20040420 0030249, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 04167;

Thence in a northeasterly direction on the said southerly property line to the centerline of right of way of Main Street;

Thence in a northwesterly direction on the said centerline of right of way of Main Street to the extended intersection of the northerly line of Lot 1 of Rothfuss Subdivision as recorded in Plat Book Volume 21, Page 59, Lucas County Recorder's Office, also being the northerly property line of a parcel of land owned by *Midland Agency of Northwest Ohio, Trustee*, as recorded in Microfiche 02 0434A07, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 09457;

Thence in a northeasterly direction on the said northerly line of Lot 1 to the northeast corner of said Lot 1 and the east line of said Rothfuss Subdivision;

Thence in a southeasterly direction on the said east line of Rothfuss Subdivision to the southeast corner of Lot 9 of said Rothfuss Subdivision, also being the northerly right of way line of Ravine Drive;

Thence southerly to the centerline of right of way of Ravine Drive;

Thence in an easterly direction on the said centerline of right of way of Ravine Drive to the westerly property line of a parcel of land owned by *Leonard Paul Blair, Bishop of the Roman Catholic Diocese of Toledo in America*, as recorded in Instrument Number 20040420 0030249, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 04041;

Thence in a southerly direction on the said westerly property line to the southerly property line of the said parcel;

Thence in an easterly direction on the said southerly property line to the east line of the Northwest Quarter of the Southwest Quarter of Section 10;

Thence in a southerly direction on the said east line of the Northwest Quarter of the Southwest Quarter of Section 10, and continuing on the east line of the Southwest Quarter of the Southwest Quarter of Section 10 to the centerline of right of way of Main Street;

Thence in a southeasterly direction on the said centerline of right of way of Main Street to the extended intersection of the southerly line of Main Street Village as recorded in Plat Book Volume 129, Page 3, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 25214;

Thence in a northeasterly direction on the said southerly line of Main Street Village to the easterly line of Main Street Village;

Thence in a northwesterly and northeasterly direction on the said easterly line of Main Street Village to the south line of the Amended Plat of Oakland Estates as recorded in Plat Book Volume 58, Page 46, Lucas County Recorder's Office;

Thence in an easterly direction on the said south line of the Amended Plat of Oakland Estates to the centerline of right of way of Harroun Road;

Thence in a southerly direction on the said centerline of right of way of Harroun Road to the extended intersection of the northerly line of Indian Knoll Estates Plat 1 as recorded in Plat Book Volume 58, Page 29, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 16501;

Thence in an easterly direction on the said northerly line of Indian Knoll Estates Plat 1 to the easterly line of said Indian Knoll Estates Plat 1, also being Lucas County Auditor's Tax Parcel 82 16561;

Thence in a southwesterly direction on the said easterly line of Indian Knoll Estates Plat 1 to the southerly line of said Indian Knoll Estates Plat 1, also being Lucas County Auditor's Tax Parcel 82 16561;

Thence in a westerly direction on the said southerly line of Indian Knoll Estates Plat 1 to the extended intersection of the centerline of right of way of Harroun Road;

Thence in a northerly direction on the said centerline of right of way of Harroun Road to the centerline of right of way of Brint Road;

Thence in a westerly direction on the said centerline of right of way of Brint Road to the northeasterly railroad right of way line of a parcel of land owned by the *Pennsylvania Lines LLC*, also being Lucas County Auditor's Tax Parcel 82 99014;

Thence in a southeasterly direction on the said northeasterly railroad right of way line to the south line of a parcel of land owned by *The Board of Sylvania Township Trustees*, as recorded in Microfiche 98 533E05, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 21704;

Thence in a northeasterly direction on the said southerly property line to the centerline of right of way of Holland Sylvania Road;

Thence in a southeasterly direction on the said centerline of right of way of Holland Sylvania Road to the centerline of right of way of Harroun Road;

Thence in a northerly direction on the centerline of right of way of Harroun Road to the extended intersection of the southerly line of Sylvan Green Estates as recorded in Plat Book Volume 51, Page 54, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 80067;

Thence in an easterly direction on the said southerly line of Sylvan Green Estates to the northwesterly limited access right of way line of US 23;

Thence in a southwesterly direction on the said northwesterly limited access right of way line of US 23 to the centerline of right of way of Holland Sylvania Road;

Thence in a southeasterly direction on the said centerline of right of way of Holland Sylvania Road to the south property line of a parcel of land owned by *Cheryl S. Fuleky and James E. Fuleky Sr.*, as recorded in Microfiche 01 017E10, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 04541;

Thence in a westerly direction on the said southerly property line to the northeasterly railroad right of way line of a parcel of land owned by the *Pennsylvania Lines LLC*, also being Lucas County Auditor's Tax Parcel 78 22204;

Thence in a northwesterly direction on the said northeasterly railroad right of way line to the northwesterly railroad right of way of said parcel;

Thence in a southwesterly direction on the northwesterly railroad right of way line to the southwesterly railroad right of way of said parcel;

Thence in a southeasterly direction on the southwesterly railroad right of way line to the east/west center of section line of Section 15;

Thence in a westerly direction on the said east/west center of section line of Section 15 to the northwest corner of Lot 2 of Lincoln Parke as recorded in Plat Book Volume 53, Page 49, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 74503;

Thence in a southerly direction on the west property line of said Lot 2 of Lincoln Parke to the centerline of right of way of Lincoln Parkway;

Thence in a westerly direction on the said centerline of right of way of Lincoln Parkway to the extended intersection of the westerly property line of Lot 6 of Lincoln Parke as recorded in Plat Book Volume 53, Page 49, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 74517;

Thence in a southerly direction on the said westerly property line of Lot 6 to the northwest corner of Lot 10 of Lincoln Parke Plat Two as recorded in Plat Book Volume 54, Page 45, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 74531;

Thence continuing in a southerly direction on the westerly property line of Lot 10 to the southwest corner of said Lot 10, said point also being on the southerly line of said Lincoln Parke Plat Two;

Thence in an easterly direction on the said southerly line of Lincoln Parke Plat Two to the southwest corner of Lot 7 of Eaglehurst Plat II as recorded in Plat Book Volume 87, Page 28, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 72151;

Thence continuing in an easterly direction on the southerly line of said Eaglehurst Plat II to west property line of Lot 26 of Eaglehurst as recorded in Plat Book Volume 54, Page 87, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 72084;

Thence in a southerly direction on the west line of Eaglehurst to the southwest corner of Lot 39 of Eaglehurst as recorded in Plat Book Volume 54, Page 87, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 78 72127;

Thence in an easterly direction on the south property line of Lot 39 to the extended intersection of the centerline of right of way of Eaglehurst Drive;

Thence in a southerly direction on the centerline of right of way of Eaglehurst Drive to the centerline of right of way of Sylvania Avenue;

Thence in a westerly direction on the centerline of right of way of Sylvania Avenue to west line of the east half of the Southeast Quarter of Section 16;

Thence in a northerly direction on the west line of the east half of the Southeast Quarter of Section 16 to the southwest corner of The Villas at Lincoln Woods as recorded in Plat Book Volume 144, Page 96, Lucas County Recorder's Office;

Thence in an easterly direction on the south line of The Villas at Lincoln Woods to the southeast corner of The Villas at Lincoln Woods as recorded in Plat Book Volume 144, Page 96, Lucas County Recorder's Office;

Thence in a northerly direction on the east line of The Villas at Lincoln Woods to the southeast corner of Lot 387 of Lincoln Woods Plat 11 as recorded in Plat Book Volume 130, Page 79, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 25311;

Thence continuing in a northerly direction on the west line of Lincoln Woods Plat 11 to the south property line of Lot 91 of Lincoln Woods Plat 3 as recorded in Plat Book Volume 63, Page 1, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 23501;

Thence in an easterly direction on the south line of Lincoln Wood Plat 3 to the centerline of right of way of McCord Road;

Thence in a northerly direction on the centerline of right of way of McCord Road to the centerline of right of way of Brint Road;

Thence in an easterly direction on the centerline of right of way of Brint Road to the extended intersection of the westerly line of Lot 24 of Clark's Subdivision as recorded in Plat Book Volume 3, Page 43, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 06762;

Thence in a northerly direction on the said westerly line of Lot 24 to the southwest corner of Lot 18 of Sommers Place as recorded in Plat Book Volume 41, Page 85, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 09567;

Thence continuing in a northerly direction on the west line of Lot 18 to the southeasterly right of way line of High Street;

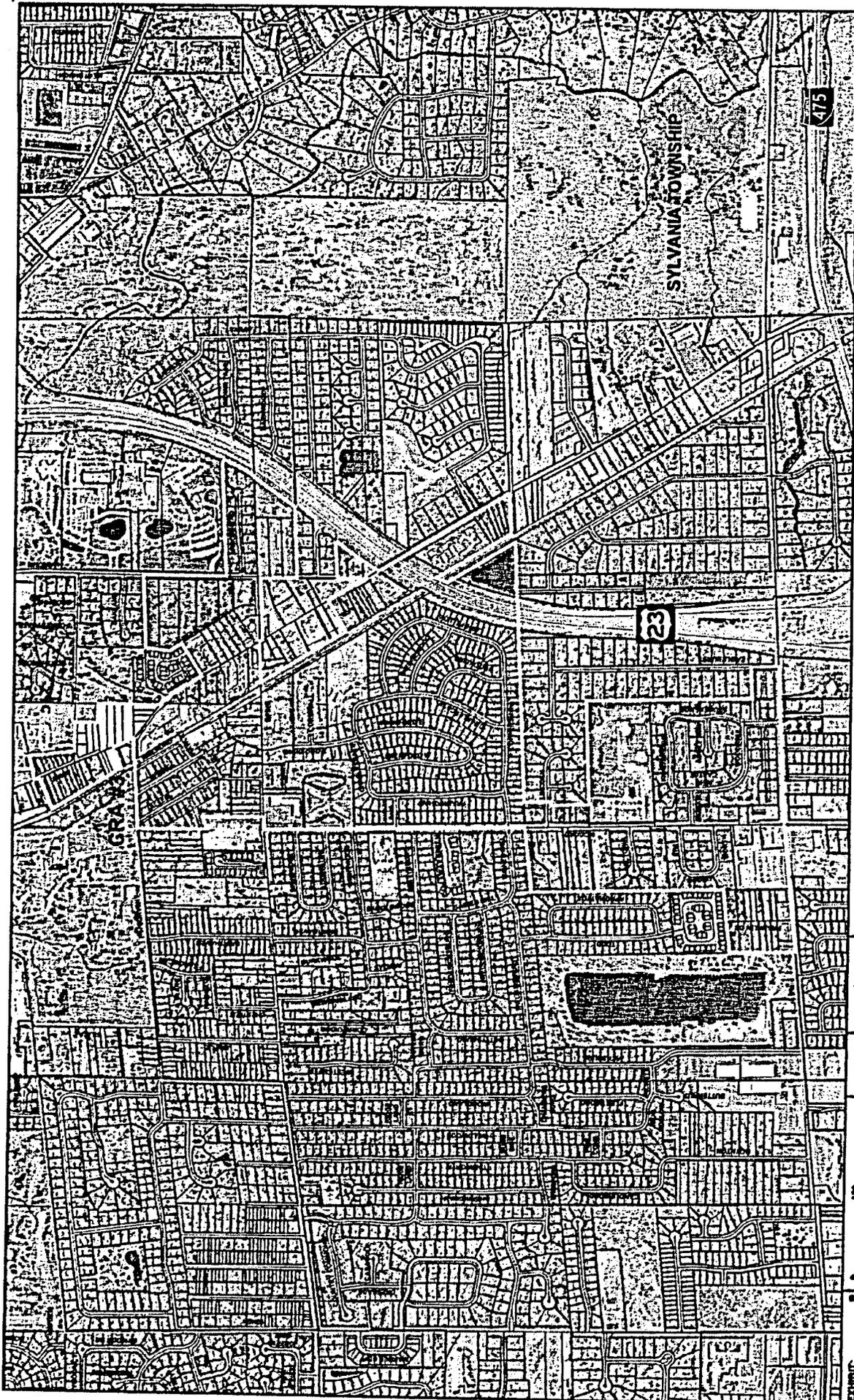
Thence in a southwesterly direction on the said southeasterly right of way of High Street to the west line of the Southwest Quarter of Section 10;

Thence in a northerly direction on the said west line of the Southwest Quarter of Section 10 to the centerline of right of way of Convent Boulevard;

Thence in an easterly direction on the said centerline of right of way of Convent Boulevard to the centerline of right of way of Main Street;

Thence in a northwesterly direction on the said centerline of right of way of Main Street to the said southerly property line of a parcel of land being owned by *Nour of Ohio, LLC* as recorded in Instrument Number 20060825 0057162, Lucas County Recorder's Office, also being Lucas County Auditor's Tax Parcel 82 04121;

Thence southwesterly on the said southerly property line to the point of beginning.



DEPARTMENT OF PUBLIC SERVICE
CITY OF SYLVANIA
COMMUNITY REINVESTMENT AREA #3
AMENDED MAP

LEGEND
 AMENDED BOUNDARY - CRA #3
 EXISTING CRA #3 AREA



EXHIBIT: 6
 DRAWN BY: JES
 DATE: 10/26/2015

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the City of Sylvania, Ohio, the Grantor, in consideration of one dollar (\$1.00), and other good and valuable considerations, to them paid by Ryan M. Schwartz and Gia M. Schwartz, the Grantees, and their successors and assigns, does hereby grant, bargain, sell, convey and release to the said Grantees, an exclusive easement for the construction and maintenance of a private, underground sanitary sewer, in, on, over and through the real estate in the City of Sylvania, Lucas County, Ohio, and legally described, Exhibit A, and drawn, Exhibit B as attached.

TO HAVE AND TO HOLD the said easement rights with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

By acceptance hereof, the Grantor and Grantee acknowledge the following:

1. The Grantor is the owner of Buffer Lot A in Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office.
2. The Grantor claimed title to Buffer Lot A from the Lucas County Board of Commissioners by annexation as recorded in Instrument Number 20051025-0079914 in the Deed Records of the Lucas County Recorder's Office.
3. The Grantor hereby covenants that they are the true and lawful Owner of said Buffer Lot A and are well seized of the same, and have good right and full power to bargain, sell,

and convey the same in the manner aforesaid.

4. The Grantees are the owners of real estate as described in Instrument Number 20130829-0046050 in the Deed Records of the Lucas County Recorder's Office. The Grantees real estate abuts the aforementioned Buffer Lot A.
5. The Grantor hereby grants an exclusive easement for the construction and maintenance of a private, underground sanitary sewer to serve a single place of residence and accessory structure, in, on, over and through Buffer Lot A, as legally described on Exhibit A, and drawn, Exhibit B as attached, to the Grantees, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, City of Sylvania, Ohio, has hereunto set their hands this 10th day of November, 2015.

City of Sylvania, Ohio

By: _____
Craig A. Stough, Mayor

By: _____
Toby Schroyer, Director of Finance

Approved:

Leslie B. Brining, Director of Law

IN WITNESS WHEREOF, the said Grantee, Ryan M. Schwartz and Gia M. Schwartz, has hereunto set their hands this 10th day of November, 2015.

Ryan M. Schwartz and Gia M. Schwartz

Ryan M. Schwartz
Ryan M. Schwartz
Gia M. Schwartz
Gia M. Schwartz

EXHIBIT A

SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Lucas, City of Sylvania, Southeast Quarter of Section 17, Town 9 South, Range 6 East, being part of Buffer Lot A of Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office and being more particularly described as follows:

Beginning at a concrete monument with a 2" diameter aluminum disk found at the northwest corner of Buffer Lot A of Sylvan Lakes Plat Five as recorded in Instrument Number 20051205-0090149 in the Deed Records of the Lucas County Recorder's Office, said concrete monument found also being on the east line of a parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz, by deed recorded in Instrument Number 20130829-0046050 in the Deed Records of the Lucas County Recorder's Office, said concrete monument found also being on the north right-of-way line of Hawkins Court, said point also being the **TRUE POINT OF BEGINNING**;

Thence South $87^{\circ}53'14''$ East a distance of 2.00' on the north line of Buffer Lot A and the east line of said parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz and the north right-of-way line of Hawkins Court to a point;

Thence South $00^{\circ}41'41''$ West a distance of 30.01' on the east line of Buffer Lot A to the centerline of right-of-way of Hawkins Court;

Thence North $87^{\circ}53'14''$ West a distance of 2.00' on the centerline of right-of-way of Hawkins Court to a point on the west line of Buffer Lot A, said point also being on the east line of said parcel land conveyed to Ryan M. Schwartz and Gia M. Schwartz;

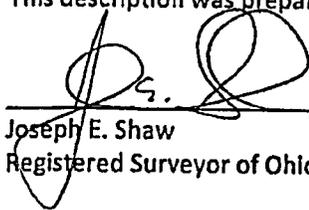
Thence North $00^{\circ}41'41''$ East a distance of 30.01' on the west line of Buffer Lot A and the east line of said parcel of land conveyed to Ryan M. Schwartz and Gia M. Schwartz to the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.001 acres of land, more or less, and is subject to all legal highways and easements of record.

Bearings used herein are based on an assumed meridian and are for the express purpose of showing angular measurement.

The above described area is contained within Lucas County Auditor's tax district parcel number 82-93904.

This description was prepared by Joseph E. Shaw, Registered Surveyor 8491 of the State of Ohio.



Joseph E. Shaw
Registered Surveyor of Ohio: No. 8491

11/10/2015
Date

STATE OF OHIO

JS

COUNTY OF LUCAS,

The foregoing instrument was acknowledged before me this 10th day of November
2015 by Ryan M. Schwartz and Gia M. Schwartz.



NICOLE L. ROBBINS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 10-27-2016

Nicole Robbins

Notary Public, Lucas county State of Ohio

My Commission Expires: 10/27/2016

**T9S, R6E
SE QTR. SEC. 17
CITY OF SYLVANIA
LUCAS COUNTY, OHIO**

10' DRAINAGE EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

AXIUS DEVELOPMENT, LLC
4203 STRATFORD COURT
82-93890
SYLVAN LAKES PLAT FIVE
LOT 68
0.442 ACRES

10' SANITARY EASEMENT,
TOLEDO EDISON EASEMENT
& UTILITY EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

2' BUFFER LOT A

S87°53'14"E, 2.00'

P.O.B.

N00°41'41"E, 30.01'

S00°41'41"W, 30.01'

HAWKINS COURT

RYAN M. SCHWARTZ
& GIA M. SCHWARTZ
0 WEST SYLVANIA AVENUE
82-06350
1.530 ACRES

N87°53'14"W, 2.00'

10' SANITARY EASEMENT,
TOLEDO EDISON EASEMENT
& UTILITY EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

2' BUFFER LOT A

10' DRAINAGE EASEMENT
(SYLVAN LAKES PLAT FIVE)
(20051205-0090149)

BOND REAL ESTATE INVESTMENT COMPANY LLC
7901 HAWKINS COURT
82-93889
SYLVAN LAKES PLAT FIVE
LOT 67
0.262 ACRES



BASIS OF BEARINGS:
THE BASIS OF BEARINGS USED HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT.

CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES. ONLY THOSE EASEMENTS SPECIFICALLY BROUGHT TO MY ATTENTION SHALL BE SHOWN HEREIN.

JOSEPH E. SHAW, P.E., P.S.
STATE OF OHIO REGISTERED LAND SURVEYOR #8491



EX. 6" DIA. X 30" CONCRETE
WITH 2" DIA. ALUMINUM DISK
STAMPED "ESA LLC. #7837"
WITH "X" PUNCH AND IRON PIN

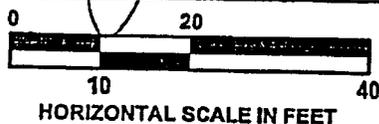


EX. 5/8" X 36" REBAR



SANITARY SEWER EASEMENT
(0.001 ACRES)

EXHIBIT: B
DRAWN BY: JES
DATE: 11/2/2015



NORTH



DEPARTMENT OF PUBLIC SERVICE
SANITARY SEWER EASEMENT FOR
RYAN M. SCHWARTZ AND
GIA M. SCHWARTZ

ORDINANCE NO. 71-2015

TO MAKE APPROPRIATIONS FOR CURRENT EXPENDITURES AND OTHER EXPENDITURES OF THE CITY OF SYLVANIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016; AND DECLARING AN EMERGENCY.

WHEREAS, it is provided by State law and the Sylvania City Charter that an annual appropriation ordinance shall be passed by Council; and,

WHEREAS, attached hereto is "Exhibit A" entitled "2016 Budget Summary of Estimated Expenditures" which exhibit identifies by a four-digit department code number and name each Account in a Fund identified by a three-digit code and name to which appropriations within such Fund are made by this ordinance; and

WHEREAS, attached hereto is "Exhibit B" entitled "2016 Budget Summary of Revenues (2013 - 2016)" which exhibit lists the specific sources of revenue and the actual amounts received by the City from each source within each Fund for the years 2013 and 2014, and the estimated amounts expected to be received by the City from each source for each Fund for the years 2015 and 2016, referred to herein as "estimated resources."

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

SECTION 1. That to provide for the current expenditures and other expenditures of the City of Sylvania for the fiscal year ending December 31, 2016, the following appropriations are hereby authorized.

SECTION 2. That there be and is hereby appropriated from the GENERAL FUND the sum of \$10,955,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Account. Estimated resources for 2016 for said Fund, as shown in "Exhibit B" total \$11,000,000.

SECTION 3. That there be and is hereby appropriated from the STREET CONSTRUCTION, MAINTENANCE AND REPAIR FUND the sum of \$1,357,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund, as shown in "Exhibit B", total \$1,300,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 4. That there be and is hereby appropriated from the CITY PERMISSIVE TAX FUND the sum of \$225,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated Resources for 2016 for this Fund as shown in "Exhibit B" total \$250,000.

SECTION 5. That there be and is hereby appropriated from the STATE HIGHWAY IMPROVEMENT FUND the sum of \$65,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$75,000.

SECTION 6. That there be and is hereby appropriated from the LAW ENFORCEMENT TRUST FUND the sum of \$5,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$15,000.

SECTION 7. That there be and is hereby appropriated from the DRUG LAW ENFORCEMENT TRUST FUND the sum of \$4,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$5,000.

SECTION 8. That there be and is hereby appropriated from the INDIGENT DRIVERS ALCOHOL TREATMENT FUND the sum of \$40,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$30,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 9. That there be and is hereby appropriated from the INDIGENT DRIVERS ALCOHOL MONITOR FUND the sum of \$15,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$30,000.

SECTION 10. That there be and is hereby appropriated from the **FEDERAL EQUITABLE SHARING FUND** the sum of \$20,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$5,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 11. That there be and is hereby appropriated from the **INDIGENT SUPPORT FUND** the sum of \$40,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$40,000.

SECTION 12. That there be and is hereby appropriated from the **GENERAL OBLIGATION DEBT SERVICE FUND** the sum of \$2,008,000 to the respective Account of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$2,040,000.

SECTION 13. That there be and is hereby appropriated from the **CAPITAL IMPROVEMENT FUND** the sum of \$4,315,000 to the respective Accounts of said Fund listed in "Exhibit A" in the amount and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$2,660,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 14. That there be and is hereby appropriated from the **COURT CAPITAL IMPROVEMENT FUND** the sum of \$104,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$120,000.

SECTION 15. That there be and is hereby appropriated from the **SPECIAL ASSESSMENT SERVICES TREE REPAIR & REPLACEMENT FUND** the sum of \$230,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$250,000.

SECTION 16. That there be and is hereby appropriated from the **SPECIAL ASSESSMENT SERVICE STREET LIGHTING FUND** the sum of \$400,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$410,000.

SECTION 17. That there be and is hereby appropriated from the SPECIAL ASSESSMENT SERVICES DITCH & DRAINAGE FUND the sum of \$285,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$285,000.

SECTION 18. That there be and is hereby appropriated from the WATER FUND the sum of \$4,933,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$4,377,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 19. That there be and is hereby appropriated from the SEWER FUND the sum of \$2,455,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$2,268,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 20. That there be and is hereby appropriated from the RESOURCE RECOVERY FUND the sum of \$146,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$140,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 21. That there be and is hereby appropriated from the MEDICAL CARE – SELF INSURED FUND the sum of \$2,300,000 to the Account of said Fund listed in "Exhibit A" in the amount and for the respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$2,300,000.

SECTION 22. That there be and is hereby appropriated from the INFORMATION TECHNOLOGY FUND the sum of \$300,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$300,000.

SECTION 23. That there be and is hereby appropriated from the POLICE PENSION FUND the sum of \$542,000 to the respective Account of said Fund listed in "Exhibit A" in the amount and for respective purpose shown for such Account. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$430,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 24. That there be and is hereby appropriated from the PROPERTY ROOM FUND the sum of \$2,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$5,000.

SECTION 25. That there be and is hereby appropriated from the INCOME TAX FUND the sum of \$6,705,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$6,705,000.

SECTION 26. That there be and is hereby appropriated from the UNCLAIMED MONIES FUND the sum of \$1,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for the respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$1,000.

SECTION 27. That there be and is hereby appropriated from the POLICE COMMUNITY AFFAIRS FUND the sum of \$24,000 to the respective Accounts of said Fund listed in "Exhibit A" in the several amounts and for respective purposes shown for such Accounts. Estimated resources for 2016 for this Fund as shown in "Exhibit B" total \$10,000. There is a sufficient balance as of January 1, 2016 in this Fund to be considered as available for appropriation.

SECTION 28. Estimated resources for the PARKS-RECREATION FOUNDATION FUND for 2016 as shown in "Exhibit B" total \$2,000.

SECTION 29. That "Exhibit C" attached hereto is illustrative of the transfers anticipated within the 2016 Operating Budget.

SECTION 30. That the Director of Finance be and he is hereby authorized and directed to draw warrants against any of the foregoing appropriations upon proper certificates or vouchers therefore, approved by any officer or officers authorized by law to approve the same, or by any Ordinance or Resolution of Council to make expenditures or as otherwise provided by law.

SECTION 31. That the Director of Finance be and he is hereby authorized to make all operating transfers as delineated in the 2016 Budget, shown on "Exhibit A".

SECTION 32. It is hereby found and determined that all formal actions of the Council concerning and relating to the passage of this Ordinance 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 action, were in meetings open to the public, in compliance with all requirements including Section 121.22 of the Ohio Revised Code.

SECTION 33. That the Clerk of Council is hereby directed to post a copy of this Ordinance 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 34. That this Ordinance 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 immediate provision should be made for the enactment of appropriations for the payment of current expenditures for the calendar year of 2016. Provided this Ordinance 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 _____ reading: Yeas ___ Nays___

Passed, _____, 2015, as an emergency measure.

President of Council

ATTEST:

Clerk of Council

APPROVED:

Mayor

Date

APPROVED AS TO FORM:

Director of Law

Exhibit "A"

**2016 BUDGET
SUMMARY OF ESTIMATED EXPENDITURES**

Dept.	Name	Personal Services	Fringe Benefits	Contract Services	Materials & Supplies	Capital Outlay	Transfers	Totals
110 General Fund								
7110	Police Law Enforcement	2,710,000	696,000	292,000	218,000			3,916,000
7115	Fire Prev. & Insp.	10,000	2,000	5,000				17,000
7125	Police/Fire Comm.	420,000	179,000	45,000	2,000			646,000
7210	Correctional Programs			20,000				20,000
7215	Cemetery			12,000				12,000
7220	Pymt.Co.Brd.Health			113,000				113,000
7310	Parks & Forestry	495,000	222,000	145,000	46,000			908,000
7320	Community Programs			318,000				318,000
7415	Zoning	74,000	30,000	7,000	3,000			114,000
7425	Mowing-Private Prop.			5,000				5,000
7515	Garb.& Refuse Collection	16,000	3,000	731,000	5,000			755,000
7620	Street Cleaning	31,000	6,000	19,000	19,000			75,000
7710	Mayor's Office	245,000	93,000	10,000	14,000			362,000
7715	Finance Admin.	167,000	63,000	79,000	8,000			317,000
7725	Legal Admin.	94,000	35,000	4,000	4,000			137,000
7726	Prosecutors' Office	236,000	87,000	46,000	7,000			376,000
7730	Service Admin.	77,000	50,000	16,000	7,000			150,000
7735	Legislation	108,000	20,000	30,000	9,000			167,000
7740	Municipal Court	983,000	437,000	277,000	60,000			1,757,000
7745	Civil Serv.Comm.			2,000	3,000			5,000
7750	Lands & Buildings	10,000	2,000	104,000	17,000			133,000
7755	Engineering	82,000	51,000	8,000	2,000			143,000
7765	Elections			7,000				7,000
7775	Delq.Land Advertg.			1,000				1,000
8000	Transfers						501,000	501,000
	Totals	5,758,000	1,976,000	2,296,000	424,000		501,000	10,955,000

**2015 BUDGET
SUMMARY OF ESTIMATED EXPENDITURES**

Dept. Code	Name	Personal Services	Fringe Benefits	Contract. Services	Materials & Supplies	Capital	Debt Service	Transfers	Totals
222	Street C M & R								
7610	Street C M & R	760,000	356,000	94,000	102,000				1,312,000
7635	Traffic Signs.Etc			33,000	12,000				45,000
	Totals	760,000	356,000	127,000	114,000				1,357,000
223	City Perm.Tax								
7611	Permissive Tax Maint.			28,000	197,000				225,000
224	State Hwy.Improv.								
7612	State Hwy.Maint.			35,000	30,000				65,000
225	Law Enforcement Trust Fund								
7126	Police & Fire Comm.				5,000				5,000
226	Drug Law Enforcement Fund								
7126	Drug Law Enforcement				4,000				4,000
227	Ind.Alcohol Treatment Fund								
7740	Ind.Alcohol Treatment			40,000					40,000
228	Ind.Alcohol Monitor Fund								
7740	Ind.Alcohol Monitor Fund			15,000					15,000
229	Federal Equitable Sharing Fund								
7126	Drug Law Enforcement				20,000				20,000
231	Indigent Support								
7740	Domestic/Thelf ISFC			40,000					40,000

**2015 BUDGET
SUMMARY OF ESTIMATED EXPENDITURES**

Dept. Code	Name	Personal Services	Fringe Benefits	Contract Services	Materials & Supplies	Capital	Debt Service	Transfers	Totals
331 G.O. Retirement Fund									
7910	Bond & Note Retirement						2,008,000		2,008,000
401 Capital Impr.Fund									
7110	Police Law Enforcement					46,000			46,000
7310	Parks & Forestry					65,000			65,000
7610	Street C M & R					1,339,000			1,339,000
7635	Traffic Signals					35,000			35,000
7750	Lands & Buildings				35,000	2,460,000			2,495,000
8020	Information Tech.					335,000			335,000
	TOTALS				35,000	4,280,000			4,315,000
405 Court Capital Improvement Fund									
7740	Municipal Court			50,000	4,000				54,000
8000	Transfers Out						50,000		50,000
	Totals			50,000	4,000		50,000		104,000
501 Spec.Assess.Trees									
7440	Tree Maintenance	117,000	38,000	68,000	7,000				230,000
502 Spec.Assess. Street Lighting									
7130	S.A. Street Lighting	10,000	2,000	388,000					400,000
503 S.A. Ditches & Drains									
7510	Ditches & Drains	180,000	28,000	39,000	38,000				285,000
701 Water Fund									
7520	Water Admin.	201,000	61,000	70,000	57,000				389,000
7525	Distribution	418,000	192,000	3,430,000	59,000	200,000	245,000		4,544,000
	Totals	619,000	253,000	3,500,000	116,000	200,000	245,000		4,933,000

**2015 BUDGET
SUMMARY OF ESTIMATED EXPENDITURES**

Dept. Code	Name	Personal Services	Fringe Benefits	Contract Services	Materials & Supplies	Capital	Debt Service	Transfers	Totals
702 Sewer Fund									
7530	Sewer Admin.	221,000	59,000	99,000	50,000				429,000
7540	Sewer Collection	313,000	157,000	1,012,000	47,000	497,000			2,026,000
	Totals	534,000	216,000	1,111,000	97,000	497,000			2,455,000
705 Resource Recovery									
7314	Compost	62,000	10,000	38,000	36,000				146,000
707 Medical Care - Self Insured									
8030	Medical Care		1,997,000	303,000					2,300,000
709 Information Technology Support									
8020	Information Tech.	150,000	59,000	87,000	4,000				300,000
801 Police Pension									
7135	Police Pension		535,000	7,000					542,000
802 Property Room									
7170	Property Room				2,000				2,000
804 Income Tax Fund									
7760	Tax Adm.	231,000	109,000	77,000	238,000				655,000
8000	Transfers Out							6,050,000	6,050,000
	Totals	231,000	109,000	77,000	238,000			6,050,000	6,705,000
805 Unclaimed Fund									
7520	Refunds				1,000				1,000

**2016 BUDGET
SUMMARY OF ESTIMATED EXPENDITURES**

Dept. Code	Name	Personal Services	Fringe Benefits	Contract. Services	Materials & Supplies	Capital	Debt Service	Transfers	Totals
808	Escrow Fund								
7520	Escrow				0				0
810	Police Community Affairs								
7160	Police Community Affairs			6,000	18,000				24,000

Exhibit "B"

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

<u>General Fund (110)</u>	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
Real Estate Taxes	824,945	824,638	850,000	850,000
City Income Taxes	1,564,256	1,576,514	1,700,000	2,500,000
Other Taxes	47,036	53,297	55,000	55,000
Shared revenue	1,394,887	785,587	761,000	731,000
Charges for Services	457,807	464,605	478,000	493,000
Fees, Licenses, Permits	352,421	377,369	400,000	390,000
Interest Earnings	57,455	44,721	60,000	60,000
Fines & Forfeits	845,975	848,034	918,000	993,000
Other revenue	331,552	339,144	397,000	328,000
Transfers In	4,809,732	5,520,658	4,700,000	4,600,000
Totals	10,686,067	10,834,568	10,319,000	11,000,000
 <u>Street C. M. & R. Fund (222)</u>				
Veh. Reg. & Gasoline Tax	778,545	778,759	820,000	830,000
Other Revenue	20,262	29,506	25,000	20,000
Transfers In	600,000	600,000	300,000	450,000
Totals	1,398,807	1,408,264	1,145,000	1,300,000
 <u>Permissive Tax Fund (223)</u>				
Permissive Vehicle Tax	221,938	223,889	250,000	250,000
Other Revenue	0	20,754	0	0
Totals	221,938	244,643	250,000	250,000
 <u>State Highway Imp.Fund (224)</u>				
Veh. Reg. & Gasoline Tax	64,997	65,504	75,000	75,000
Totals	64,997	65,504	75,000	75,000
 <u>Law Enforcement Trust (225)</u>				
Contraband-Sales-Proceeds	10,251	15,357	15,000	15,000
Totals	10,251	15,357	15,000	15,000
 <u>Drug Law Enforcement (226)</u>				
Drug Enforcement Fines	1,580	3,620	4,000	5,000
Totals	1,580	3,620	4,000	5,000

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
<u>Ind. Drivers Alcohol Treatment Fund (227)</u>				
Municipal Court Fines	66,069	37,844	40,000	30,000
Totals	66,069	37,844	40,000	30,000
<u>Ind. Drivers Alcohol Monitor Fund (228)</u>				
Municipal Court Fines	0	26,134	30,000	30,000
Transfers In	0	152,495	0	0
Totals	0	178,629	30,000	30,000
<u>Equitable Federal Sharing Fund (229)</u>				
Shared revenue	0	1,776	4,000	4,000
Transfers In	194	0	1,000	1,000
Totals	194	1,776	5,000	5,000
<u>Indigent Interlock (230)</u>				
Fines & Fees	5	0	0	0
Totals	5	0	0	0
<u>Indigent Support Fund (231)</u>				
Fines & Fees	26,219	36,734	35,000	40,000
Transfers In	0	138	0	0
Total	26,219	36,871	35,000	40,000
<u>G.O. Debt Service (331)</u>				
Real Estate Taxes	568,742	569,071	508,000	508,000
Shared revenue	2,881	2,881	80,000	80,000
Other revenue	0	0	2,000	2,000
Bond Proceeds	0	0	0	0
Note Proceeds	0	0	0	0
Transfers In	1,200,000	1,335,000	1,450,000	1,450,000
Totals	1,771,624	1,906,953	2,040,000	2,040,000
<u>Capital Improvement Fund (401)</u>				
City Income Tax	1,564,256	1,576,514	1,700,000	800,000
Shared revenue	18,174	202,327	117,000	1,417,000
Interest Earnings	89,511	70,030	80,000	88,000
Other revenue	151,706	225,772	250,000	355,000
Transfers In	4,186,336	4,200,000	0	0
Totals	6,019,983	6,274,643	2,147,000	2,660,000

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
<u>Court Capital Improvement Fund (405)</u>				
Fines & Forfeits	103,753	98,886	110,000	120,000
Other revenue				
Totals	103,753	98,886	110,000	120,000
<u>S.A. Serv. - Trees (501)</u>				
Special Assessments	245,981	242,629	249,000	249,000
Miscellaneous revenue	916	1,348	1,000	1,000
Transfers In	0	0	0	0
Totals	246,897	243,977	250,000	250,000
<u>S.A. Street Lighting Fund (502)</u>				
Special Assessments	398,337	390,796	410,000	405,000
Reimbursements-Damages	0	28,632	20,000	5,000
Totals	398,337	417,428	430,000	410,000
<u>S.A. Ditches & Drainage Fund (503)</u>				
Special Assessments	245,981	242,629	249,000	284,000
Miscellaneous	0	1,346	1,000	1,000
Transfers In	100,000	0	0	0
Totals	345,981	243,974	250,000	285,000
<u>Water Fund (701)</u>				
Charges for Services	3,654,583	3,879,218	4,275,000	4,267,000
Interest Earnings	16,710	11,856	20,000	15,000
Other revenue	774,647	91,272	105,000	95,000
Totals	4,445,940	3,982,346	4,400,000	4,377,000
<u>Sewer Fund (702)</u>				
Charges for Services	2,153,745	2,137,539	2,320,000	2,190,000
Interest Earnings	8,070	6,262	8,000	8,000
Other revenue	9,921	12,154	72,000	70,000
Totals	2,171,735	2,155,956	2,400,000	2,268,000

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
<u>Resource Recovery (705)</u>				
Other revenue	64,426	61,991	82,000	90,000
Transfers In	100,000	100,000	50,000	50,000
Totals	164,426	161,991	132,000	140,000
<u>Medical Care - Self Insured (707)</u>				
Miscellaneous revenue	21,015	62,451	70,000	70,000
Other revenue	1,828,387	1,978,650	1,970,000	2,230,000
Totals	1,847,402	2,041,101	2,040,000	2,300,000
<u>Information Technology Support (709)</u>				
City IT Contributions	455,376	444,000	244,000	300,000
Other revenue	0	2,265	0	0
Totals	455,376	446,265	244,000	300,000
<u>Police Pension Fund (801)</u>				
Real Estate Taxes	364,104	364,169	370,000	370,000
Miscellaneous revenue	0	0	0	0
Shared revenue	56,956	55,224	64,000	60,000
Totals	421,060	419,392	434,000	430,000
<u>Property Room (802)</u>				
Miscellaneous revenue	13,612	-6,117	5,000	5,000
Totals	13,612	-6,117	5,000	5,000
<u>Income Tax Fund (804)</u>				
City Income Tax	6,256,836	6,305,901	6,800,000	6,700,000
Misc. revenue	3,666	3,567	0	5000
Totals	6,260,502	6,309,469	6,800,000	6,705,000
<u>Unclaimed Monies Fund (805)</u>				
Miscellaneous revenue	219	450	1,000	1,000
Totals	219	450	1,000	1,000

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
<u>Escrow Fund (808)</u>				
Miscellaneous Revenue	4,793	4,793	5,000	0
Total	4,793	4,793	5,000	0
<u>Police Community Affairs (810)</u>				
State Shared revenue				
Other revenue	4,470	5,520	10,000	10,000
Totals	4,470	5,520	10,000	10,000
<u>Parks-Recreation Foundation (811)</u>				
Interest Earnings	1,493	1,139	2,000	2,000
Totals	1,493	1,139	2,000	2,000
<u>Heritage Center Trust (813)</u>				
Rental Income	3,580	0	0	0
Miscellaneous revenue	1,440	0	0	0
Totals	5,020	0	0	0
<u>Sylvania Conservation Corp (814)</u>				
Miscellaneous revenue	1,832	0	0	0
Donations	8,210	0	0	0
Transfers	5,000	0	0	0
Totals	15,042	0	0	0

**2016 ESTIMATED REVENUE
SUMMARY OF REVENUE 2013-2016**

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Estimate</u>	<u>2016 Estimate</u>
<u>Recapitulation of Funds</u>				
110 - General	10,686,067	10,834,568	10,319,000	11,000,000
222 - Street CM & R	1,398,807	1,408,264	1,145,000	1,300,000
223 - Permissive Tax	221,938	244,643	250,000	250,000
224 - State Highway Improvermer	64,997	65,504	75,000	75,000
225 - Law Enforcement	10,251	15,357	15,000	15,000
226 - Drug Law	1,580	3,620	4,000	5,000
227 - Ind Drivers Alcohol Trmt	66,069	37,844	40,000	30,000
228 - Ind Drivers Alcohol Monitor	0	178,629	30,000	30,000
229 - Equitable Federal Sharing	194	1,776	5,000	5,000
230 - Federal Equitable Sharing	5	0	0	0
231 - Indigent Support	26,219	36,871	35,000	40,000
331 - G.O. Debt Service	1,771,624	1,906,953	2,040,000	2,040,000
401 - Capital Improvement	6,019,983	6,274,643	2,147,000	2,660,000
405 - Municipal Court Improverme	103,753	98,886	110,000	120,000
501 - S.A. Serv. - Trees	246,897	243,977	250,000	250,000
502 - S.A. Street Lighting	398,337	417,428	430,000	410,000
503 - S.A. Ditches & Drainage	345,981	243,974	250,000	285,000
701 - Water Fund	4,445,940	3,982,346	4,400,000	4,377,000
702 - Sewer Fund	2,171,735	2,155,956	2,400,000	2,268,000
705 - Resource Recovery	164,426	161,991	132,000	140,000
707 - Medical Care	1,847,402	2,041,101	2,040,000	2,300,000
709 - Information Technology	455,376	446,265	244,000	300,000
801 - Police Pension	421,060	419,392	434,000	430,000
802 - Property Room	13,612	-6,117	5,000	5,000
804 - Income Tax	6,260,502	6,309,469	6,800,000	6,705,000
805 - Unclaimed Monies	219	450	1,000	1,000
808 - Escrow Fund	4,793	4,793	5,000	0
810 - Community Affairs	4,470	5,520	10,000	10,000
811 - Parks-Rec Foundation	1,493	1,139	2,000	2,000
813 - Heritage Center Trust	5,020	0	0	0
814 - Sylvania Conservation	15,042	0	0	0
Grand Total	37,173,794	37,535,242	33,618,000	35,053,000

Exhibit "C"

2016 INTERFUND TRANSFERS

Fund	Transfer From	Fund	Transfer To
General	450,000	Street C M & R	450,000
General	50,000	Resource Recovery	50,000
General	1,000	Fed Equitable Sharing	1,000
Income Tax	4,600,000	General	4,600,000
Income Tax	1,450,000	Debt Service	1,450,000
	<hr/>		<hr/>
Totals	6,551,000		6,551,000
	<hr/> <hr/>		<hr/> <hr/>



Ohio Department of Commerce - Division of Liquor Control
 6606 Tussing Road, P.O. Box 4005
 Reynoldsburg, Ohio 43068-9005
 http://www.com.ohio.gov/liqr

Office hours - 8:00am to 5:00pm
 For Questions call (614) 644-2496

10

ECONOMIC DEVELOPMENT (TRES) TRANSFER FORM

Ohio Revised Code 4303.29 allows for the transfer of location or the transfer of ownership and location of a C-1, C-2, D-1, D-2, D-3, or D-5 permit from municipal corporation or the unincorporated area of a township to an economic development project located in another municipal corporation or the unincorporated area of another township in which no additional permits of that class may be issued to the applicant under the permit quota. However the transfer may occur only if the applicant notifies the municipal corporation or township to which the location of the permit will be transferred regarding the transfer and the municipal corporation or township acknowledges in Section B of this form OR in writing to the Division of Liquor Control, that the transfer will be to an economic development project. A permit may be transferred to a different owner at the same location, or to the same owner or a different owner at a different location in the same municipal corporation or in the unincorporated area of the same township. NOTE: The statute requires the applicant to provide the endorsement by the municipal corporation or township at the time the application for the transfer is filed with the division, therefore once Section B is completed return this form to the applicant so they may attach this information to their transfer application.

Seller(s) -Current Permit Holder - (Individual, Corp., LLC or Partnership) KARAM ENTERPRISES, INC.	Buyer(s) -Prospective Permit Holder - Individual, Corp., LLC or Partnership) KARAM ENTERPRISES, INC.
Permit Number: 4483502-0005	

CHECK Class(es) of Permit(s) Being TRES Transferred:

C-1
 C-2
 C-2X
 D-1
 D-2
 D-2X
 D-3
 D-3A
 D-5
 D-6

SECTION A: (To be completed by the Applicant)

NOTE: Section A is for you to provide information to the local legislative authority (City, Village or Township Office) in which this Economic Development Project (TRES) will be located. In addition to the below information, you may be required to provide a projected earnings statement (brand new business), or a profit and loss statement (existing business), and a copy of building plans/drawings outlining any construction plans. The Division will also use this information to determine if you qualify and meet the criteria outlined under Section 4303.29(B)(2)(b).

- The total amount invested in this project is \$ 100,000-120,000
- The total number of jobs that will be created by this economic development project is 12
- Existing or Estimated Tax Revenue generated by this project is:

Ohio Unemployment Tax	\$ <u>79.00</u>
Sales Tax	\$ <u>3700.00</u>
City Tax	\$ <u>398.00</u>
Sales	\$ <u>120,431.00</u>

On behalf of the applicant as indicated above I am signing below and certifying that all the information provided with this application is complete and accurate to the best of my knowledge.

Issa Karam
 Print or Type Name

ISSA KARAM
 Signature

President
 Title

Date 11-05-05

SECTION B: (The applicant MUST have this Section completed by the City, Village or Township Office in which this Economic Development Project (TRES) will be located. This MUST accompany the application).

Based upon the factors outlined above, the City/Village/Township of City of Sylvania hereby endorses
 (City, Village or Township Name)
 and acknowledges that this transfer will be to an economic development project.

 Print or Type Name

 Signature of Mayor, Legislative Office Holder or Law Director

 Date

 Title (e.g., Mayor, Clerk of City Council, Fiscal Officer or Law Director)



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

November 12, 2015

To: Mayor and Members of City Council

Re: **Council Referral – Proposed Ordinance 56-2015**

Dear Mayor and Members of Council:

Following is an excerpt from the minutes of the regular meeting of the Municipal Planning Commission of November 10, 2015 – Proposed Ordinance 56-2015, Amending Chapter 1187 – Architectural District; Repealing Chapter 1152-Design Review Regulations:

..." Mr. Arnold moved, Mr. McCann seconded to recommend to Council to approve Proposed Ordinance 56-2015, inclusive of the November 9, 2015 revisions and the addition of the changes made to Chapter 1150 of the zoning code. Vote being: McCann, Stough, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote."...

Sincerely,

Debra Webb, Secretary
Municipal Planning Commission

CHAPTER - 1150

Design Review Overlay District – UPDATED 11_6_15 (Red Text)

1150.01	1150.01 PURPOSE OF THE DESIGN REVIEW OVERLAY ZONING DISTRICT.	1150.07	POWERS AND DUTIES OF THE ARCHITECTURAL REVIEW BOARD
1150.02	1150.02 FUNCTION OF THE DESIGN REVIEW OVERLAY DISTRICT	1150.08	TRIGGERING EVENT FOR DESIGN REVIEW AND ISSUANCE OF CERTIFICATES.
1150.03	1150.03 MINIMUM MAINTENANCE REQUIREMENT	1150.09	EXCLUSIONS
1150.04	INTERPRETATION OF REQUIREMENTS	1150.10	CERTIFICATE OF APPROPRIATENESS PROCESS
1150.05	DEMOLITION IN THE DOWNTOWN ARCHITECTURAL DISTRICT	1150.11	DESIGN STANDARDS FOR HISTORIC BUILDINGS
1150.06	SYLVANIA PLANNING COMMISSION AS BOARD OF ARCHITECTURAL REVIEW BOARD	1150.12	SYLVANIA DESIGN GUIDELINES

1150.01 PURPOSE OF THE DESIGN REVIEW OVERLAY ZONING DISTRICT.

The purpose of the Design Review Overlay District is to help maintain the distinctive character of certain areas in Sylvania that help define community identity. Requirements contained in this overlay district help ensure that new development and redevelopment is compatible with existing urban form and local plans for enhancement of these significant urban areas. The Design Review Overlay District advances planning goals expressed in the Sylvania Land Use Plan, Downtown Plan, Monroe Street Corridor Plan and related planning documents. As described herein, the Design Review Overlay District is divided into three parts.

The Neighborhood Character District is created to help maintain the distinctive appeal of older residential neighborhoods in and near downtown Sylvania. These residential areas are locally-significant with historic roots associated with the earliest days of the City of Sylvania. Additional design requirements applicable to this area are contained in this Chapter. The Downtown Architectural District is applicable to downtown Sylvania and exists to help ensure that new construction on infill lots, along with the renovation of existing buildings, will blend with the urban fabric and character of Downtown Sylvania. The Gateway Architectural District is established to draw attention to the importance of a segment of Monroe Street between downtown and the US 23/I-475. This area welcomes visitors to the City of Sylvania and therefore it is essential to maintain a quality introductory environment. Additional design requirements applicable to these two areas are contained in the Sylvania Design Guidelines.

1150.02 FUNCTION OF THE DESIGN REVIEW OVERLAY DISTRICT.

This Design Review Overlay District contains development standards in addition to those established by the underlying zoning district. All standards and regulations of the underlying zoning district apply, except where specifically modified or supplemented by provision of this Design Review Overlay District. The development standards associated with this Design Review Overlay District are included both in this Chapter, and in a separate document titled "Sylvania Design Guidelines."

The Sylvania Design Guidelines (See Section 1150.12) illustrate urban design principles applicable to the Downtown Architectural District and the Gateway Architectural District. This document does not contain specific and measurable development standards, but rather illustrations, graphics and supportive text that describes how to attain performance objectives associated with new development or redevelopment. The Sylvania Design Guidelines are intended to be used by Board of Architectural Review during its review of proposed developments and assist with interpretation of development and redevelopment goals and objectives.

1150.03 MINIMUM MAINTENANCE REQUIREMENT.

The owner of a structure or any structure within the Design Review Overlay Zoning District shall provide sufficient maintenance and upkeep for such structure to ensure its perpetuation and to prevent its destruction by deterioration, whether the building is vacant or inhabited.

1150.03 SPECIFIC REQUIREMENTS IN THE NEIGHBORHOOD CHARACTER DISTRICT.

In addition to requirements established within the underlying zoning district, the following requirements shall be met:

- (a) **Building Orientation:** All construction and/or renovation of a principal structure must provide for a single principal entrance, and that principal entrance shall face a public street.
- (b) **Building Height:** No new construction and/or renovation of a principal structure shall be constructed which is more than thirty percent (30%) above or below the average height of residences on the same block of land and on the same side of the street.
- (c) **Front Yard Average:** All construction and/or renovation of a principal structure shall meet the required setbacks of the zoning district in which it is located. Further, no principal building, or addition thereto, may be located further away from the street right of way line than the average setback of all structures along the block.
- (d) **Building Materials:** No less than 75 percent of the exterior building materials used for the construction and/or renovation of a principal structure shall be materials also found on the exterior of structures along the same block, and same side of the street.
- (e) **Lot Coverage:** The proposed ratio of area occupied by principal and accessory buildings and lot area, may not exceed the average ratio of area occupied by principal and accessory buildings and lot area for all adjacent buildings by more than 1.25 times.
- (f) **Rooflines and Shapes:** Roof shapes and rooflines must be generally compatible with other buildings and structures found along the same block. Where there is a dominant pattern of roof planes along a street, (such as roof planes generally parallel to the right-of-way line, perpendicular to the right-of-way line, or a certain combination of both) such pattern shall be similarly expressed in new construction and/or renovation. Similarly, roof pitches shall be similar to structures found along the same block.
- (g) **Lot combinations:** To help preserve and protect the historic character of the neighborhood and the rhythm of building mass, lot combinations are discouraged. Whenever applications are made to construct a new principal structure, or add to an existing principal structure, on two or more separate or combined parcels, such an application shall be first reviewed by the Design Review Board. This review shall include consideration of proposed building mass and scale in the context of neighboring property. Plan approval may include conditions requiring measures to reduce the visual mass of the building to make it compatible with established residences.
- (h) **Garages:** Attached garages may not occupy more than thirty percent (30%) of the total linear front façade distance facing the street. Detached garages also may not occupy more than thirty percent (30%) of the total linear façade distance facing the street, unless located wholly behind the main building.
- (i) **Demolition:** To help preserve and protect significant buildings and structures within the Neighborhood Conservation Overlay Zoning District, a waiting period of not more than ninety (90) days is required before granting a permit for the demolition of any principal building or structure. This waiting period is provided to encourage owners of buildings or structures to consider preservation, restoration, rehabilitation or relocation as alternatives to demolition and to allow time for other alternatives to be brought forth from interested community groups and/or residents. This requirement shall not apply to applications for demolition due to a threat to public health or to emergency demolition orders lawfully issued. Notices of applications for demolition of a principal building or structure within the Neighborhood Character District shall be provided to the members of City Council, the Planning Commission, the Design Review Board and local community groups, such as the Historical Society, that may express interest in such notifications.

1150.04 INTERPRETATION OF REQUIREMENTS

Any questions of interpretation of the requirement listed above shall be referred to the Sylvania Planning Commission Board for determination.

1150.05 DEMOLITION IN THE DOWNTOWN ARCHITECTURAL DISTRICT.

To help preserve and protect significant buildings and structures within the Downtown Architectural District, a waiting period of not more than ninety (90) days is required before granting a permit for the demolition of any principal building or structure. This waiting period is provided to encourage owners of buildings or structures to consider preservation, restoration, rehabilitation or relocation as alternatives to demolition and to allow time for other alternatives to be brought forth from interested community groups and/or residents. This requirement shall not apply to applications for demolition due to a threat to public health or to emergency demolition orders lawfully issued. Notices of applications for demolition of a principal building or structure within the Downtown Architectural District shall be provided to the members of City Council, the Planning Commission and local community groups, such as the Historical Society, that may express interest in such notifications.

1150.06 SYLVANIA PLANNING COMMISSION AS BOARD OF ARCHITECTURAL REVIEW

The Sylvania Planning Commission shall serve as the Board of Architectural Review for the purposes of this Chapter. The Board of Architectural Review shall have the powers and duties described in this Chapter.

1150.07 POWERS AND DUTIES OF THE BOARD OF ARCHITECTURAL REVIEW.

The Board of Architectural Review shall adopt rules and regulations, consistent with this chapter, governing its procedures and transactions. The Board of Architectural Review shall meet as required to carry out the review of applications for certificates of appropriateness, and such other related work as may be accepted through request of Council or undertaken on its own motion. Meetings shall be held at least once each month when there are applications to be considered and not less than once a year. Special meetings may be held at the call of the chairperson of the Board of Architectural Review.

1150.08 TRIGGERING EVENT FOR DESIGN REVIEW AND ISSUANCE OF CERTIFICATES.

No construction or alteration of any structure or significant exterior architectural feature of a building (other than a residential building used exclusively for single-family residential purposes) within the Downtown Architectural District and the Gateway Architectural District shall be undertaken prior to obtaining a Certificate of Appropriateness. A Certificate of Appropriateness is granted by the Board of Architectural Review in the manner prescribed herein. All property in the Downtown Architectural District and the Gateway Architectural District must receive a Certificate of Appropriateness approval prior to building permit issuance. A Certificate of Appropriateness is also required for demolition in the Downtown Architectural District and the Neighborhood Character District (as described in Sections 1150.05 and 1150.03(i).

1150.09 EXCLUSIONS

Normal and ordinary maintenance functions performed on buildings within the preservation district and the removal/demolition of declared public nuisances (e.g. fire damaged buildings) that pose a threat to the health and safety of the general public shall be excluded from this chapter.

1150.10 CERTIFICATE OF APPROPRIATENESS PROCESS.

When the owner of a property proposes an alteration of any structure or significant exterior architectural feature (other than a residential building used exclusively for single-family residential purposes) within the Downtown Architectural District or the Gateway Architectural District, he/she shall first apply for (through the Zoning Department) and secure a Certificate of Appropriateness from the Board of Architectural Review. The application for a certificate shall be made with the Zoning Administrator, and shall include such plans, specifications, and other material as the Board of Architectural Review may from time to time prescribe.

Within forty-five days of filing, the Board of Architectural Review shall consider the applications, plans, and specifications. If the proposed alteration is determined to have no adverse effect by the Board of Architectural Review on the preservation district, and does not violate the spirit and purpose of these regulations, then the Board Secretary shall issue the Certificate of Appropriateness.

If the Board of Architectural Review determines that the proposed alteration will be inconsistent with the spirit and purposes of these regulations, then the Board shall deny issuance of the certificate of appropriateness. In the event that the Board of Architectural Review determines, within the forty-five day review period, that a certificate of appropriateness shall not be issued, it shall forthwith state in its records reasons for such determination and may include recommendations respecting the proposed construction, reconstruction, alteration or demolition of any area, place, building, structure, site, object, or work of art. The Secretary of the Board shall forthwith notify the applicant and the Zoning Department of such determination and transmit to him/her a certified copy of the reasons for denial and recommendations, if any, of the Board.

Upon denying a certificate of appropriateness, the Board shall impose a waiting period of at least thirty days, but not to exceed six months from the date of disapproval, during which time the Board shall negotiate with the owner of the property in order to develop a compromise proposal acceptable to both. The first meeting between Board and applicant shall be held within thirty days from the date of disapproval, if a compromise proposal is acceptable by both parties, the Board may henceforth issue a certificate of appropriateness.

1150.11 DESIGN STANDARDS FOR HISTORIC BUILDINGS.

In reviewing proposed alterations to historic property (other than those involving a residential building used exclusively for single-family residential purposes) in the Downtown Architectural District and the Gateway Architectural District, the Board of Architectural Review shall, at a minimum, use the ten federal standards established by the Secretary of the U.S. Department of the Interior as follows as evaluative criteria. These are as follows:

- (a) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- (b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes that may have acquired significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- (f) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features, should be substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different elements from other building or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (j) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- (k) The Design Review Board shall also utilize the U.S. Secretary of Interior's Guidelines for Rehabilitating Historic Buildings in their review and deliberation.

1150.12 SYLVANIA DESIGN GUIDELINES.

The City of Sylvania has adopted Design Guidelines addressing the overall arrangement of buildings, parking areas and site design, along with desired materials to be used on exterior surfaces of buildings and overall architectural design of buildings and structures. These guidelines establish general principles that should be used by individuals developing construction or alteration projects and by the Board of Architectural Review when reviewing applications. Updated guidelines may be prepared from time to time. It is the responsibility of the Board of Architectural Review to review these guidelines for completeness and appropriateness and recommend periodic updates to the Sylvania City Council and Sylvania Planning Commission. Updated guidelines become effective following action by the Sylvania City Council.

Draft 11_9_15

Sylvania Design
Guidelines

Sylvania, Ohio

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INTRODUCTION

The City of Sylvania has a strong tradition of maintaining high urban design standards. Twenty years ago, Downtown/Central Business District Design Guidelines were prepared to supplement Zoning Ordinance language that called for an architectural review process in certain areas of the City. These tools were put in place to make sure that new construction and building renovations were compatible with the desired architectural character of downtown Sylvania. This 20-year old initiative has paid major dividends to the City in terms of both elevated expectations for new investment and from the completion of many strong development and redevelopment projects.

In 2015, the need to refresh and recalibrate the way in which Sylvania deals with design review standards and procedures became apparent. Since 1995, the City has updated planning documents, has prepared various studies, and has undertaken other initiatives that deepen the understanding of desired urban form and building design. Further, considerable new private development and redevelopment has occurred in the area, along with public improvements to road rights of way and other civic spaces that reshape the Sylvania community. Therefore, in concert with ordinance amendments, these Design Guidelines were prepared, adopted and fully replace the 1995 Design Guidelines. These new Design Guidelines set a new standard for excellence for the built environment that will take emerge in the years to come.

ORGANIZATIONAL FRAMEWORK

There are three distinct Architectural Districts in Sylvania.

A Neighborhood Architectural District is illustrated on the Official Zoning Map and it relates to written zoning text. This District applies to an older established residential area near downtown with many older homes that were built before, or not long after the City was incorporated. As many homes were built around the same time, they share common architectural themes and character. Further, this area has a historic look and a consistent street pattern with similar lot sizes and building massing. While this area could someday be designated as a more formal Historic District with detailed design review requirements based on the Secretary of the Interior's Standards for Historic Rehabilitation, the overriding planning issue in the present day relates to the need to address infill and large scale building renovation. Demolition of existing housing stock is possible for several reasons, opening the possibility for new housing units that would be out of place given dominant architectural patterns and character of surrounding property. It is also possible that existing homes could be substantially enlarged or otherwise modified in ways that contradict the character of the area. For this reason, basic zoning requirements aimed at addressing contextual infill and building renovation are included exclusively within the zoning code itself. These Design Guidelines are not applicable to areas within the Neighborhood Architectural District.

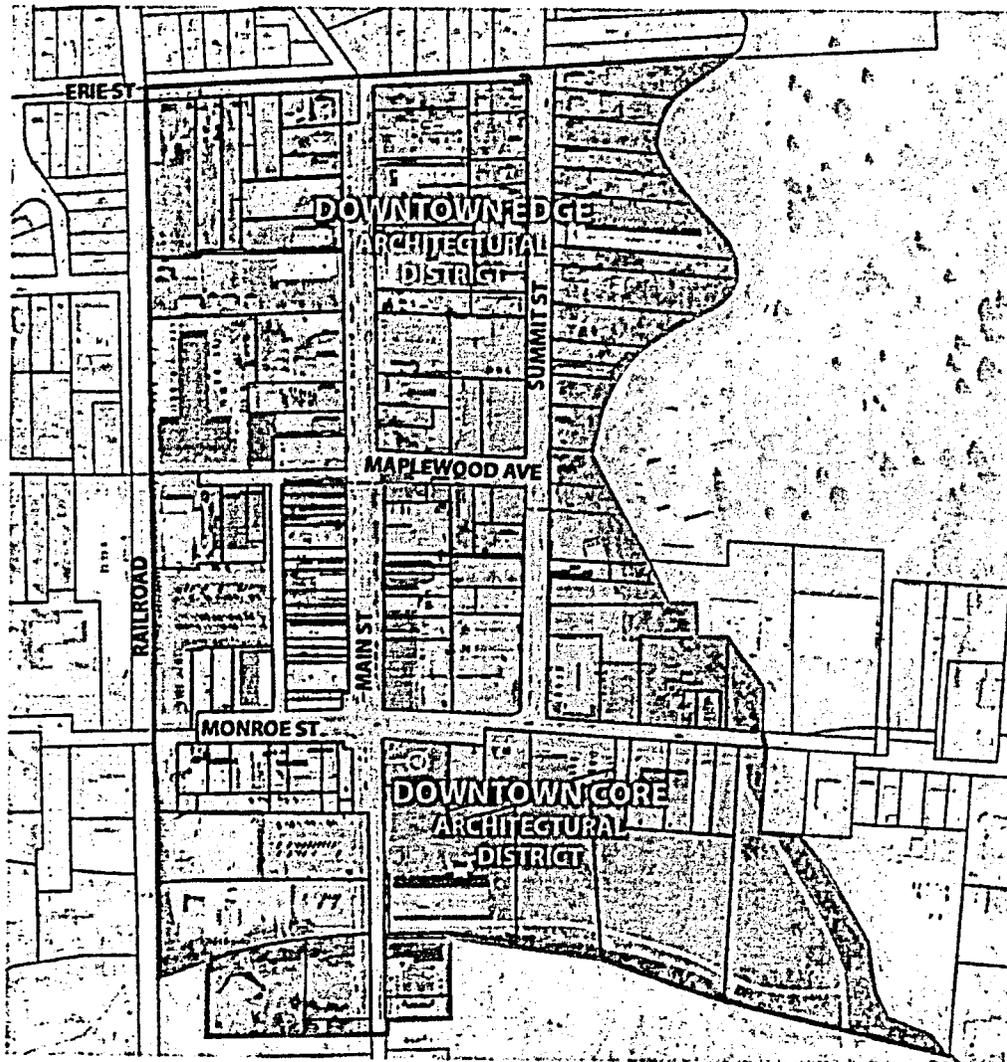
A Downtown Architectural District is established and its boundaries are illustrated on the Official Zoning Map. This Downtown Architectural District includes areas generally associated with the B-3 (Central Business) Zoning District and it expresses deep historical roots and an authentic sense of place. Design standards address both new construction and building modifications. Some standards apply uniformly throughout the District, but some distinctions are made between areas generally south of Maplewood and north of Maplewood. A Certificate of Appropriateness is required from The Board of Architectural Review for construction and modifications of buildings (other than for a residential building used exclusively for single-family residential purposes). These Design Guidelines are applicable to areas within the Downtown Architectural District.

A Gateway Architectural District is also established and its boundaries are illustrated on the Official Zoning Map. It applies to areas along Monroe Street (east and west of US 23). This area functions as Sylvania's "front door" and it serves to welcome and introduce people to the community. Existing land use and development patterns contribute to a suburban corridor-type look and feel, but the importance of this area and redevelopment opportunities warrant adherence to unifying standards and that will add real estate value. Design standards address both new construction and building modifications (other than for a residential building used exclusively for single-family residential purposes). Some standards apply uniformly throughout the District, but some distinctions are made between areas south of Maplewood and north of Maplewood. A Certificate of Appropriateness is required from an The Board of Architectural

Review. These Design Guidelines are applicable to areas within the Gateway Architectural District.

Downtown Architectural District (DAD)

As illustrated below, the Downtown Architectural District is divided into two areas. The Downtown Core is the center of Downtown Sylvania with while the Downtown Edge is more of a transitional area with important functional connections to the downtown core. In some instances, distinctions are made between desired urban form and design between these two areas.



DAD DESIGN TOPIC #1 BUILDING FORM AND PLACEMENT

Building form refers simply to the mass of buildings and its placement on a lot. Good building form is contextual, meaning that the mass and placement of a building “fits” well with surrounding property. Dense urban downtowns call for building forms that generally cover the lot with perhaps a little off-street parking in the rear. Typically, parking is provided on-street or off-street in designated surface lots or in parking structures. In larger communities, the walkable nature of the downtown urban form and mixed building uses translates into reduced parking demand.



West Side of Main Street in Downtown Sylvania shows dense urban form. Buildings are pulled forward toward the street and there is less emphasis on vehicular travel.

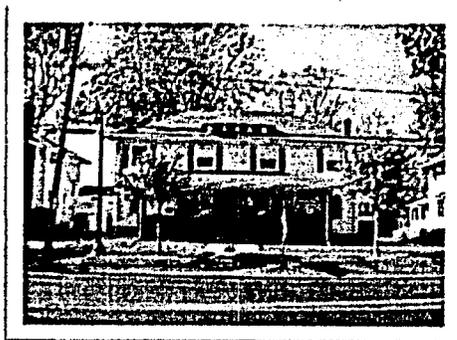
❖ DAD Principle 1.1: Existing building form should largely be maintained.

In the Downtown Core, new building construction should be 2-5 stories high and pulled forward toward the street to match existing building form. A larger building (subject to zoning height limits) may also be appropriate if an upper floor is recessed in from the street façade to provide for outdoor space. Building mass should match the scale and placement of surrounding structures, and the preference is to maintain building mass toward the street to preserve a strong connection between the pedestrian and adjacent businesses at the street level. As a complimentary requirement, the B-3 Zoning Regulations generally require that buildings be located no more than twelve feet from the right-of-way. This small amount of setback is intended to allow for some outdoor seating, outdoor dining or similar “semi-public space.”

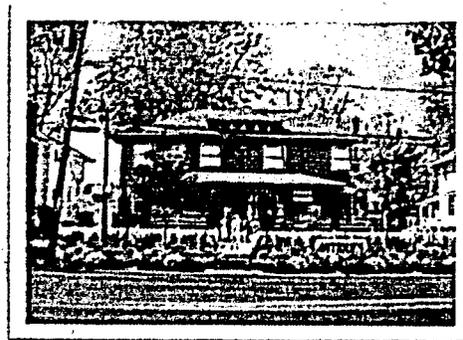
On Main Street, South of Monroe Street, building heights may also be 2-5 stories. Taller buildings (subject to zoning height limits) are especially well-suited here as the grade slopes down toward Ten Mile Creek. The Wingate Hotel is already 4 stories and future development the SOMO area (Southeast corner of Main and Monroe Street) is envisioned to be 3-4 stories.

In the Downtown Edge, existing development patterns include two story buildings set back from the road greater distances (compared with areas to the south). Where opportunities present themselves to bring new buildings forward toward the road, they should be explored to help better connect the pedestrian space with adjacent buildings. Alternatively, bringing landscape elements (plant material, decorative fences, public art, etc.) forward can also help to better connect the pedestrian with private spaces, while maintaining existing building form and character.

Before



After



❖ **DAD Principle 1.2:** Existing patterns of building placement on should largely be maintained.

In the downtown core (Main Street between Maplewood and Monroe) zero side lot lines are very important and encouraged to maintain the continuous pedestrian experience. The exception to this relates to the need for alleys and pedestrian connections between parking in the rear of buildings and front facades. Elsewhere, side or rear yards may be desirable to reflect existing development patterns and to allow for motorized or non-motorized travel.

❖ **DAD Principle 1.3:** Existing ratios of building façade width to lot width should be maximized so that building facades occupy as much of the frontage as possible.

The goal is to maintain full pedestrian experience at the street wall, rather than creating gaps between buildings that do not have any visual or functional appeal. Throughout the Downtown Architectural District, gaps between buildings are generally discouraged, unless they serve critical functions associated with parking area access, pedestrian movement, or some other public function.

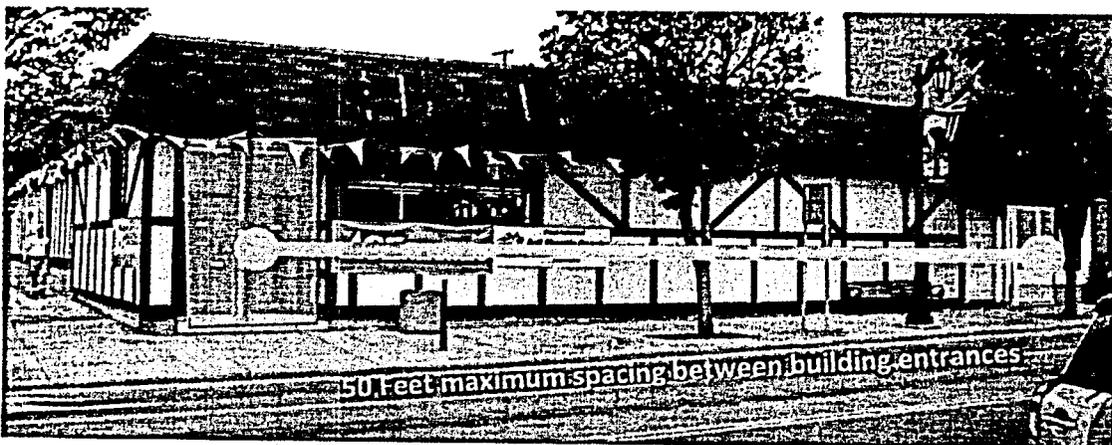
DAD DESIGN TOPIC #2: BUILDINGS - WINDOWS AND DOORS

In downtowns, buildings with ample window areas and building entries are preferred. Windows and doors create functional connections between the pedestrian and the interior spaces of buildings. Buildings with larger “blank” wall surfaces that face a street “dehumanize” areas and create places that are not inviting. Ample window area and defined building entrances at close intervals help to blend the public pedestrian spaces with the private interior spaces; as well as help to make the downtown environment feel richer, more visually interesting and more vibrant.

❖ **DAD Principle 2.1:** Buildings should have no less than 60% window glazing on the first floor for all facades that front on a public street. Upper floor facades should have approximately 40% window glazing.



❖ **DAD Principle 2.2:** Façades related to larger buildings that front on a public street should have at least one entrance every 50 feet. This entrance should be a public entrance; not a service entrance.



DAD DESIGN TOPIC #3: BUILDINGS - WALL ARTICULATION

Large expanses of uniform building walls with singular materials do not contribute to the visual interest of a building or place. While less common in traditional downtowns, expansive walls uninterrupted by windows, entryways, or even variations in materials or textures are not uncommon in new construction. Building designs should incorporate some methods to break up walls that extend for specific distances. Buildings with large uninterrupted wall surfaces with uniform materials that are visible from a public street “dehumanize” areas and create the appearance of excessive building mass.



Ideally windows and doors, break up the building wall when facing a public street, but when that is not possible, long and large wall planes should be broken up with variations in materials, textures, colors and other means. Circumstances shown above can also contribute to a lost feeling of pedestrian safety.

❖ **DAD Principle 3.1:** No wall plane that is located within 50 feet of a road right-of-way and is visible from a public street shall extend more than 30 feet without some type of break to add visual interest. Breaks may include off-sets or changes in exterior materials, columns, wall plane shifts, recesses, etc. Breaks may also include a public entrances or substantive window areas.

DAD DESIGN TOPIC #4: BUILDING DESIGN - MATERIALS

Use of multiple exterior materials makes a building more complex and visually interesting. New construction should incorporate variations in exterior materials and renovation activity should seek to maintain (or add to) the visual complexity of the building. While brick materials are generally preferred, these guidelines do not advocate the use of specific materials, or combinations thereof. Rather, the designer and property owner are challenged to creatively organize multiple materials to express individual character while complimenting adjacent buildings.



Brick is a common façade material in downtown Sylvania in terms of both old and newer construction.

❖ **DAD Principle 4.1:** Brick is a preferred material for at least some of a downtown façade. The use of multiple materials is encouraged.

The use of vinyl siding, aluminum siding, stucco or engineered stucco systems, including but not limited to those commonly known as dryvit or exterior insulation and finish systems (EIFS), is discouraged in downtown, especially in terms of the front facade.

DAD DESIGN TOPIC #5: AWNINGS & ARCHITECTURAL PROJECTIONS

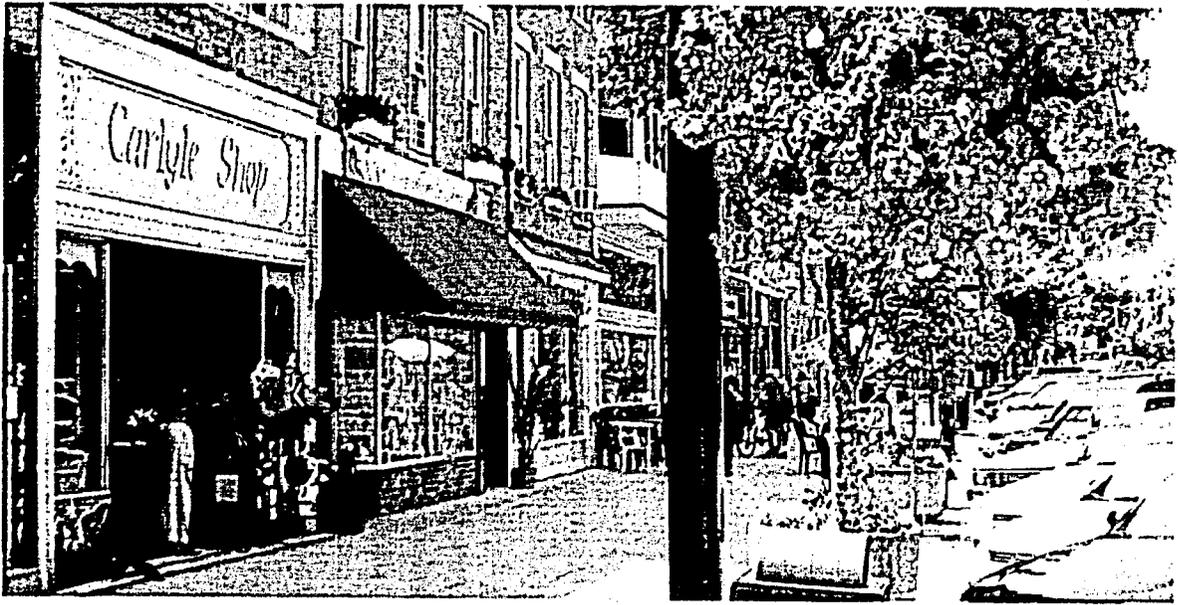
Awnings help to define pedestrian space in downtowns, adding color and three dimensional complexity to most buildings.



❖ DAD Principle 5:1: Generally encourage awnings that complement the building façade.

DAD DESIGN TOPIC #6: SIGNAGE

Signage is an important element of a building, well beyond the functional attribute of helping to identify a place or building. It expresses the brand identity of the business and it contributes to how a building looks and feels. In downtowns, signage is oriented to both pedestrians and people in vehicles. All signage in Sylvania must meet other elements of the Sylvania Sign Code (i.e., type and size) and is subject to design review.



❖ DAD Principle 6:1: Downtown signage should complement the building façade.

DAD DESIGN TOPIC #7: BUILDING ILLUMINATION

Building illumination is encouraged to accentuate the building façade or signage. The lighting source should generally be separate from the building with light washing onto the structure itself to highlight signage or architectural elements of the building. Only low intensity light should be used to accent signage or building elements, without light "spillover" on to adjacent property. The light source affixed to a building should not direct light outward toward the street or any public space.



Exterior lighting accents the building and makes the sign easier to read at night.

❖ **DAD Principle 7:1:** Downtown buildings and signage may be illuminated with light sources that direct light toward the building or sign.

DAD DESIGN TOPIC #8: OTHER BUILDING ELEMENTS

Utility connections and trash collection equipment should not be visible from the right-of-way (ROW).

❖ **DAD Principal 8:1:** All utility connections should be located behind the building and should not be visible from a public street.

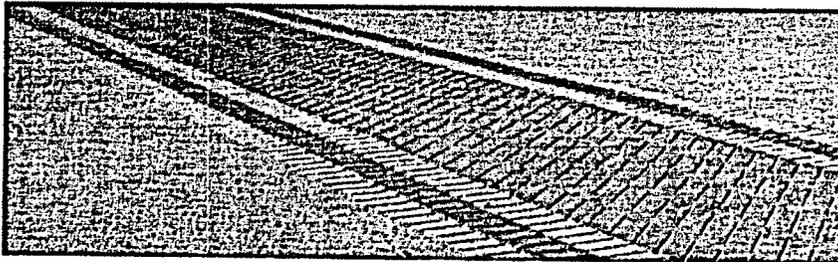
❖ **DAD Principal 8:2:** Where possible, trash collection equipment should be designed to integrate with the building. If a standalone dumpster is the only practical alternative, it should be fully screened and not visible.

DAD DESIGN TOPIC #9: MOTORIZED/NON-MOTORIZED MOBILITY

In strong downtowns, safe and comfortable pedestrian movement is critical to success, so site design choices should be very attentive to the pedestrian experience. It is essential to pay close attention to the intersection of motorized and non-motorized travel paths and achieve a strong balance between pedestrian and vehicular movement.

❖ **DAD Principal 9:1:** Parking lots should never be located between the front façade of a downtown building and the street right-of-way. Parking areas should normally be located behind buildings, or otherwise internalized to the block.

❖ **DAD Principle 9:2:** Areas assigned to pedestrian movement in parking areas should be defined with pavement markings using paint, stamped surfaces, or different materials to identify pedestrian spaces.



❖ **DAD Principle 9:3:** Wherever a parking area must abut a public street, a decorative fence or knee wall should also be provided in line with the established building wall along the same block. This fence or knee wall should also include a landscaped strip (5-8 feet wide) to help separate the pedestrian from surfaces designed for vehicles. Landscape materials should include a combination of plant material (shrubs, trees, bushes) that screens at least 50% of that parking area to a height of 3 feet.

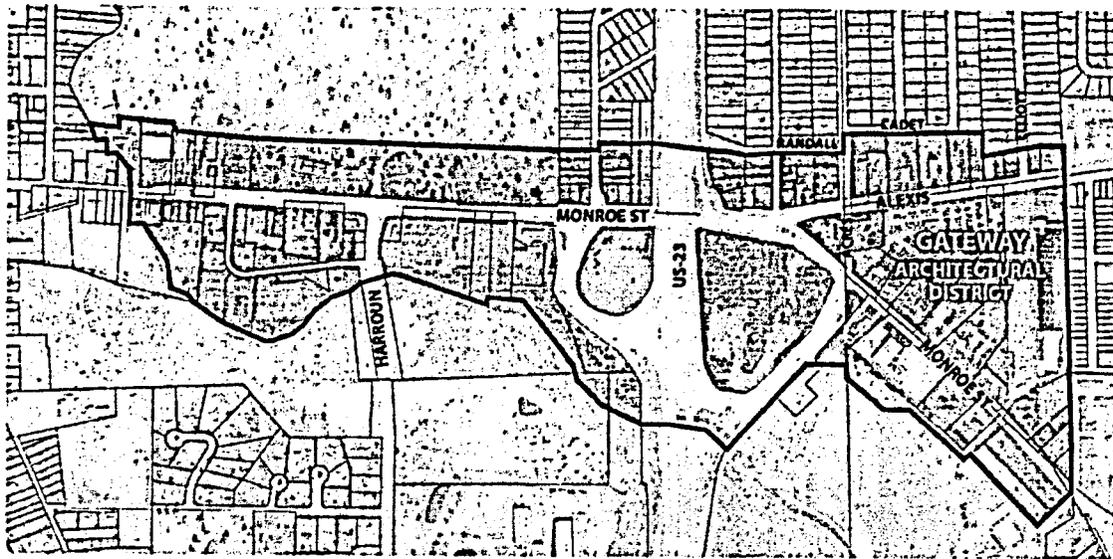


❖ **DAD Principle 9:4:** Loading & service areas should be located behind buildings and screened from view.

❖ **DAD Principle 9:5:** Opportunities for formal shared parking arrangements should be sought.

Gateway Architectural District (GAD)

As illustrated below, the Gateway Architectural District extends from the eastern edge of downtown to areas west of US 23, along both Monroe Street and Alexis. Centered on the intersection of Monroe Street and US 23, the Gateway Architectural District relates to a place that introduces people to the Sylvania community. High quality and well planned urban development is an essential element to support the need to establish an attractive and high-functioning commercial corridor as development and redevelopment occurs.



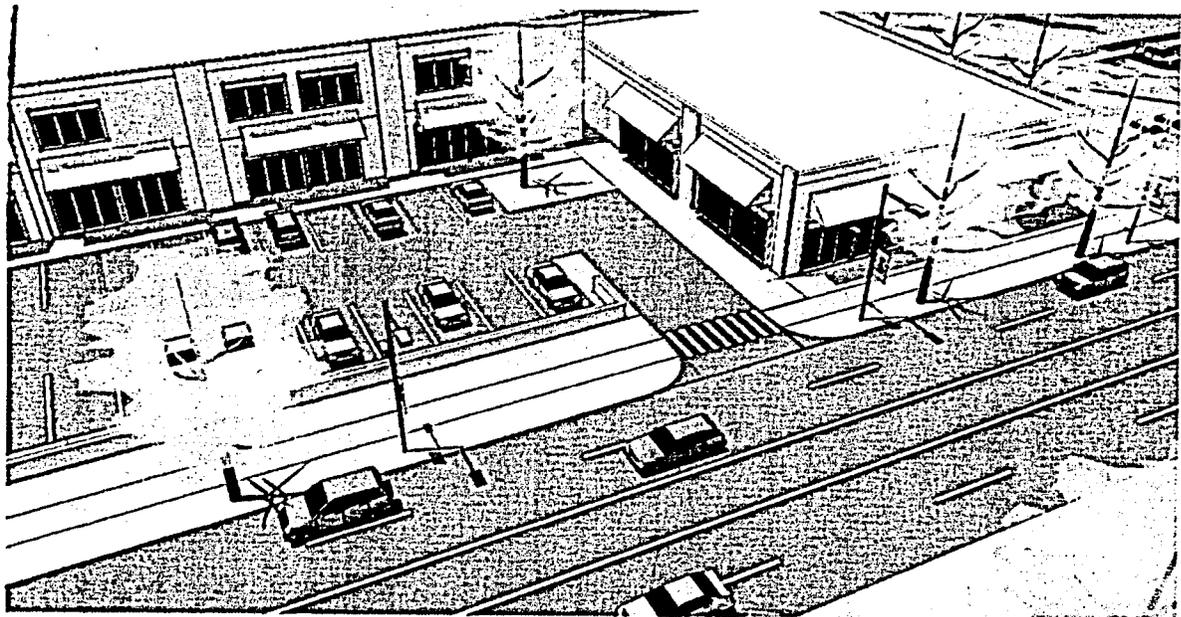
GAD DESIGN TOPIC #1

CORRECT BUILDING FORM

Building form refers simply to the mass of buildings and its placement on a lot. Unlike the Downtown Architectural District, the Gateway Architectural District is primarily a "suburban," auto-oriented corridor. The gateway area generally includes many individual smaller single-use buildings on shallow lots (especially west of US 23). Both Monroe Street and Alexis carry heavy traffic volumes on five lanes of road pavement with a ROW that varies somewhat in width, and is somewhat limited in width in certain areas. Many adjacent businesses rely on the exposure provided by this traffic flow (along with convenient parking) and they utilize site designs that allow for easy vehicular access and ample parking.

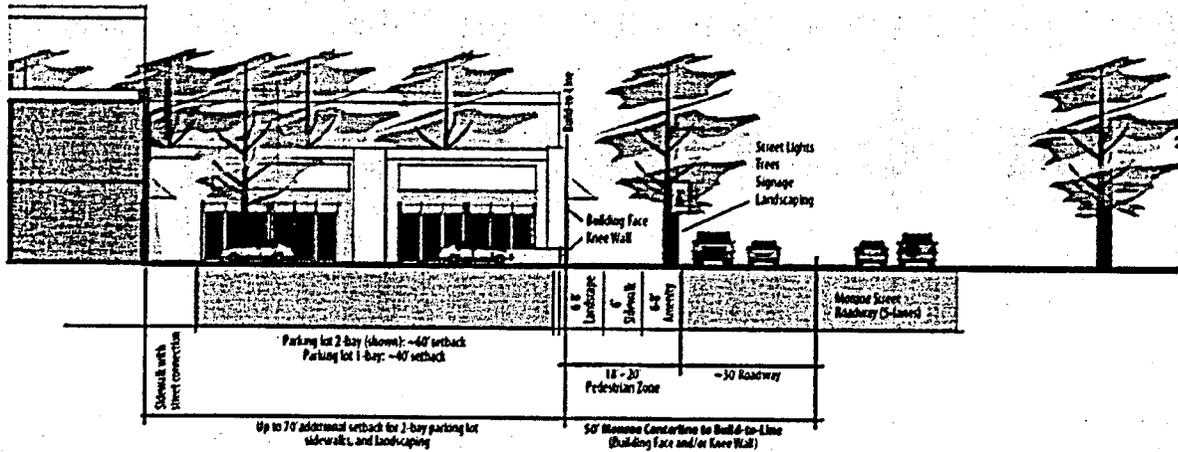
Despite being a suburban corridor, steps to bring buildings forward toward the street are encouraged. There is some precedent for this with existing buildings along Monroe Street (particularly west of US 23). When buildings are pulled forward toward the street and parking areas are located on either side, there is a greater sense of safety. When parking is absolutely necessary between the building and the public right-of-way, knee walls are encouraged to help continue the delineation of private spaces from public space (road right-of-way).

Conceptually, this design concept is illustrated below:



❖ **GAD Principle 1.1: The Gateway area should have single to multiple story building forms that are generally located no more than 50 feet away from the center of the ROW. If this is not feasible given site other considerations, buildings should be no more than 120 feet from the centerline of the ROW in order to provide room for a two-bay parking area between the building and the ROW.**

New buildings resulting from new construction, expansions or remodeling should be located no more than fifty feet from the center of the ROW where feasible. This 50-foot setback is measured from the center of the ROW to account for the possibility of a widened ROW in the future in some locations. Where this is not practical or feasible, buildings may be setback an additional 70 feet from the center of ROW (no more than 120 feet total) to provide room for a 2-bay parking area and sidewalk adjacent to the building.



When parking is provided between the building and the street, a knee wall shall be provided to help delineate the division between public and private spaces and to screen views of parked cars (See GAD 8.1).

Potentially, future development activity may include opportunities to consolidate existing smaller buildings and lots into larger ones. This should be encouraged as a means to help reduce the number of curb cuts on Monroe Street and allow for more efficient site development.

GAD DESIGN TOPIC #2: BUILDINGS - WINDOWS AND DOORS

While not as important as in the Downtown Architectural District, ample window and building entries are also preferred in the Gateway Architectural District. Windows and building entries help create more human-scale building facades; creating places that are more inviting and more visually interesting.

❖ **GAD Principle 2.1:** Buildings in the Gateway area should have at least 30% window glazing on the first floor for all facades that face a public street.



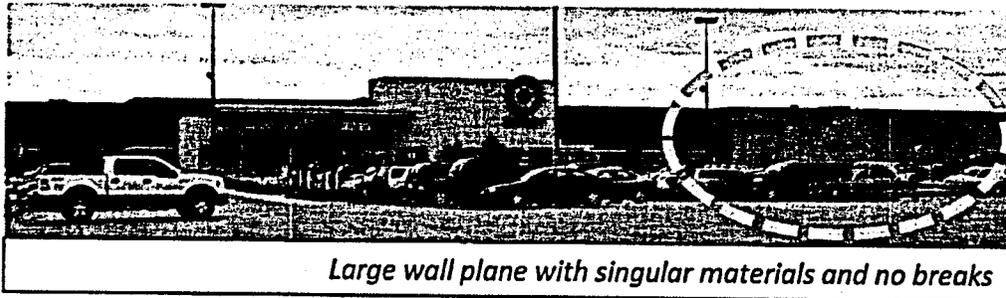
❖ **GAD Principle 2.2:** Buildings in the Gateway area should have building entries that face the street every 75 feet.



GAD DESIGN TOPIC #3: BUILDINGS - WALL ARTICULATION & DESIGN

Large expanses of uniform building walls with singular building materials on flat building walls are discouraged. Building walls should break up the surface of the wall with varied wall surfaces and changes in materials. This will help avoid the appearance of excessive building mass.

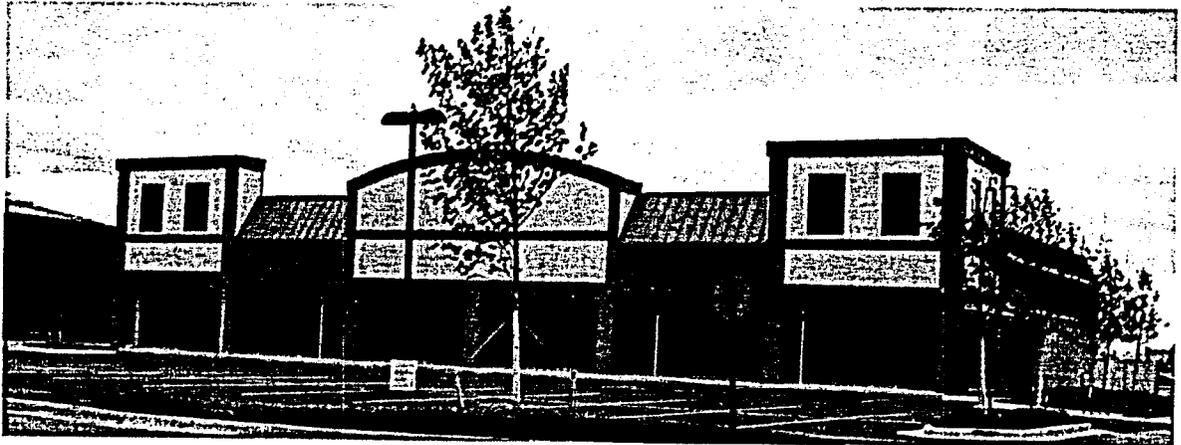
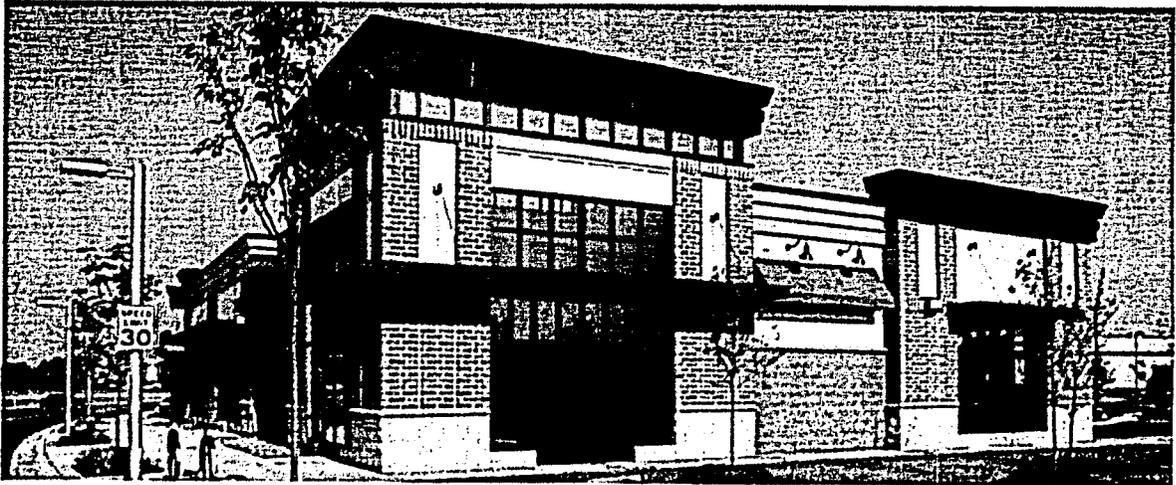
❖ **GAD Principle 3.1:** No wall plane that is visible from any public street shall extend more than 50 feet without some type of significant break to add visual interest. Breaks may include off-sets to the wall plane or the use of multiple materials to add contrast and variation.



Large wall plane with singular materials and no breaks

GAD DESIGN TOPIC #4: BUILDING DESIGN - MATERIALS

Use of multiple exterior materials makes a building more complex and visually interesting. New construction should incorporate variations in exterior materials and renovation activity should seek to maintain (or add to) the visual complexity of the building. These guidelines do not require the use of specific materials or combinations thereof. Rather, the designer and property owner are challenged to creatively organize multiple materials to express individual character while complimenting adjacent buildings.



Variations in exterior materials and colors help make exterior facades more complex and more visually compelling.

❖ **GAD Principle 4.1.** Use of brick is generally encouraged in the Gateway Architectural area, along with the use of multiple colors and materials to help make the building more complex and visually interesting. Architectural grade concrete masonry units (CMU's) with high quality exterior surfaces that are polished, textured, ground, glazed, or have specialty shapes may also be used. Other materials such as EIFS/stucco, architectural grade metals, wood or cement board siding, glass block, and precast concrete may be used only for trim, detailing, and incidental or secondary wall areas. Exterior wall materials, such as industrial style metal siding, T-111, plain faced CMU, vinyl siding, or hard board-type materials are discouraged, especially when associated with a building wall that is visible from the Street.

GAD DESIGN TOPIC #5: OTHER BUILDING ELEMENTS

Utility connections and trash collection equipment should not be visible from the right-of-way.

❖ **GAD Principal 5:1:** All utility connections should be located behind the building and should not be visible from a public street.

❖ **GAD Principal 5:2:** Where possible, trash collection equipment should be designed to integrate with the building. If a standalone dumpster is the only practical alternative, it should be fully screened and not visible.

GAD DESIGN TOPIC #6: BUILDING ILLUMINATION

Building illumination is encouraged to accentuate the building façade or signage. The lighting source should be separate from the building with light washing onto the structure itself to highlight signage or architectural elements of the building. Only low intensity light should be used to accent signage or building elements without light "spillover" on to adjacent property. The light source affixed to a building should not direct light outward toward the street or any public space.

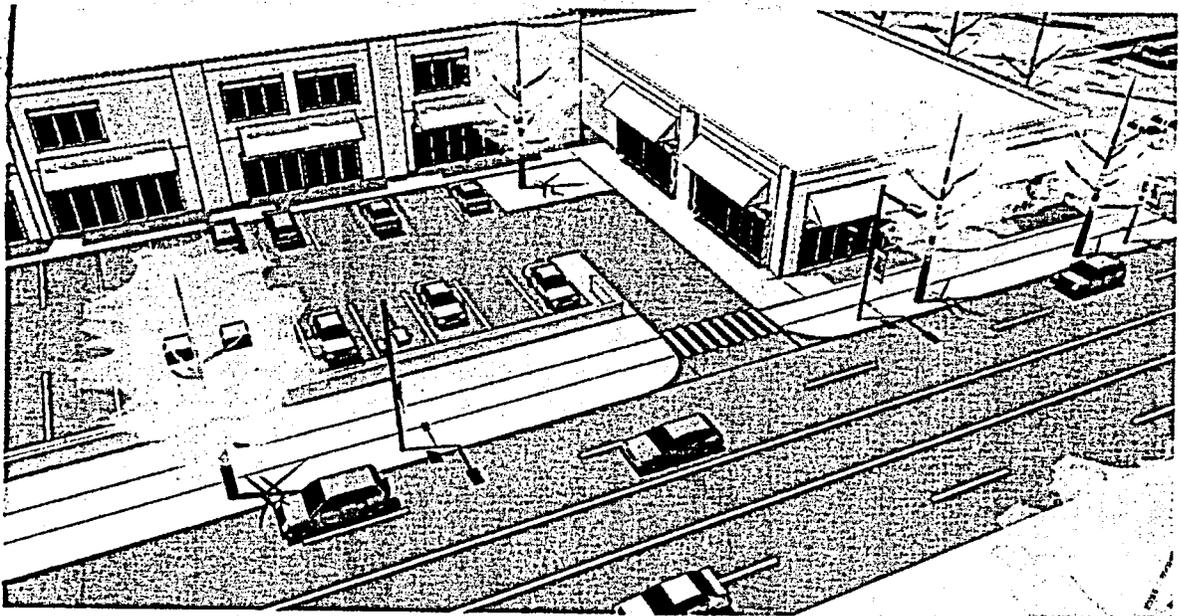
❖ **GAD Principal 6:1:** Buildings and signage may be illuminated with light sources that only direct light toward the building or sign.

GAD DESIGN TOPIC #7: **MOTORIZED/ NON-MOTORIZED MOBILITY**

Vehicular movement is dominant in the Gateway Architectural District. It is essential for vehicles to have safe and efficient access to commercial property and for parking to be efficient and convenient. It is also important to recognize that all trips begin and end with pedestrian movement and that bike and pedestrian travel becomes more important as the Sylvania River Trail grows in popularity (especially along the south side of Monroe Street).

❖ **GAD Principle 7:1:** Deep parking lots in front of buildings are discouraged. Where possible, parking areas should be designed to breakup large expanses of asphalt.

Parking areas that wrap around a building are desirable and encouraged as a means to reduce large areas of hard surfaces. When parking between buildings and the ROW is necessary, it should be either a single-loaded or a double-loaded parking isle. If single-loaded parking isles are provided, buildings should be pulled forward toward the street.

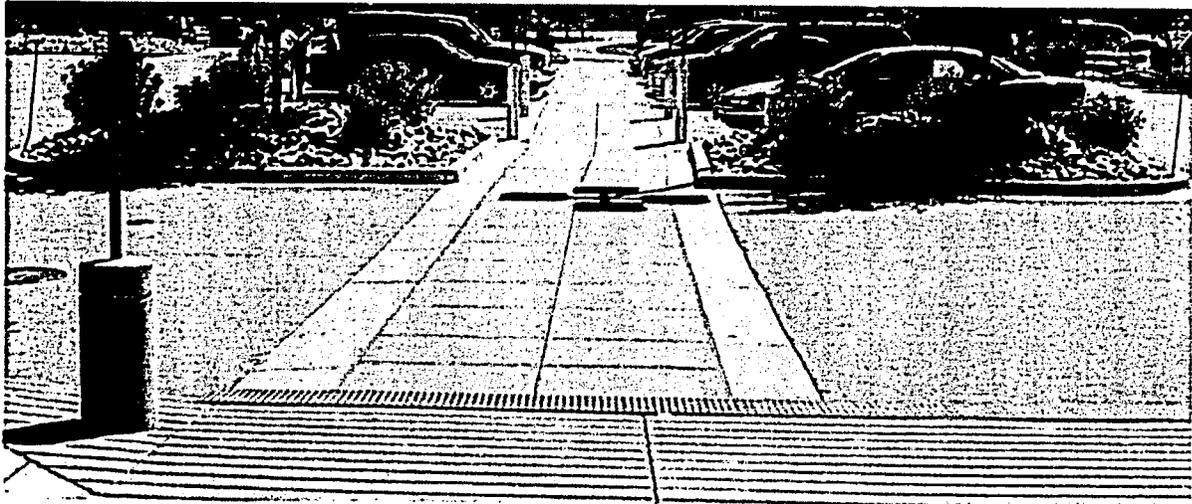


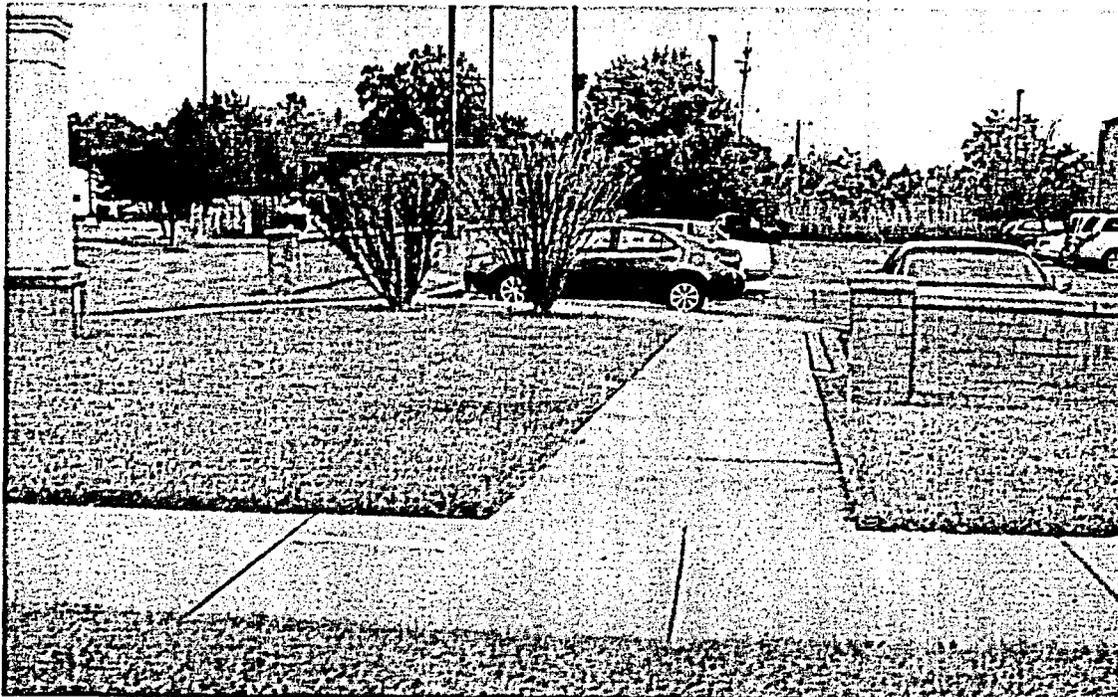
❖ **GAD Principle 7:2:** Parking spaces provided should not far exceed minimum requirements established by the Zoning Code.

The practice of providing excess parking is discouraged. Excess parking is defined as 150 percent of the minimum required spaces in the zoning code. Underutilized parking lots do little to contribute to a sense of place and create the need to deal with excess storm water runoff. Measures to mitigate excess parking include additional landscape treatments to

soften large expanses of pavement and Low Impact Design (LID) techniques to deal with storm water management in a more creative and environmentally sustainable way.

❖ **GAD Principle 7:3:** Areas assigned to pedestrian movement in parking areas should be defined with pavement markings utilizing paint, stamped surfaces or different materials to identify pedestrian spaces.



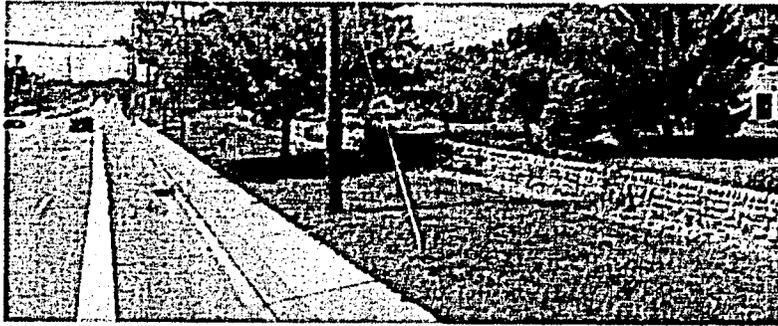


❖ **GAD Principle 7:4:** Loading & service areas should be located behind buildings and screened from view.

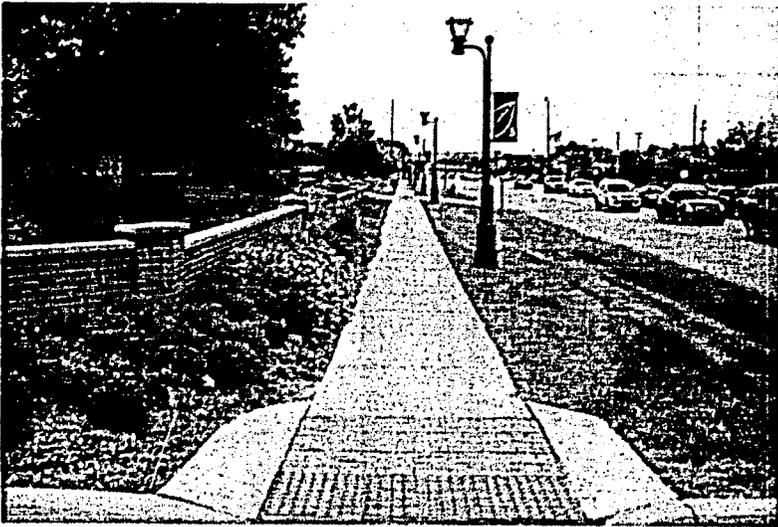
❖ **GAD Principle 7:5:** Opportunities for formal shared parking arrangements should be sought.

GAD DESIGN TOPIC #8: KNEE WALLS

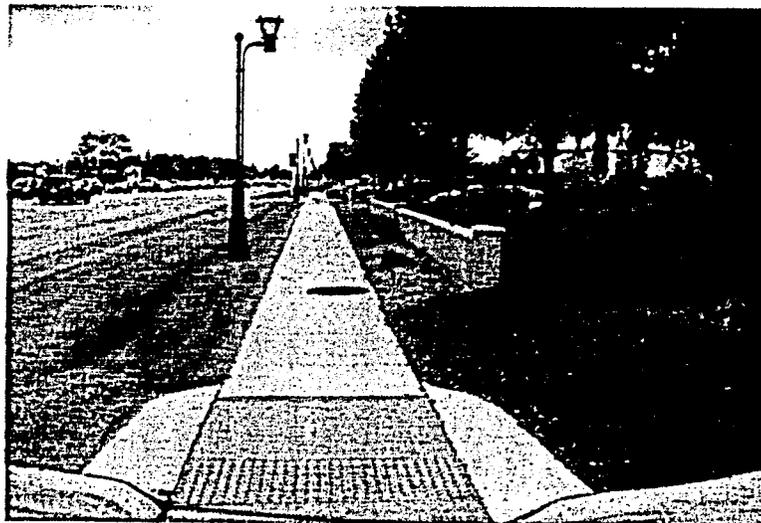
Where parking is necessary between the building and road ROW, a knee wall is required to help separate parking areas from sidewalks and to help screen parked vehicles from view. There is precedent for this design element along the corridor as the cemetery (Toledo Memorial Park) on the north side of Monroe Street has a masonry wall that defines the line between public and private property. Elsewhere communities have used knee walls with some success as they try to separate parking areas from pedestrian areas and to screen views of parked vehicles.



Existing Wall Next to Toledo Memorial Park



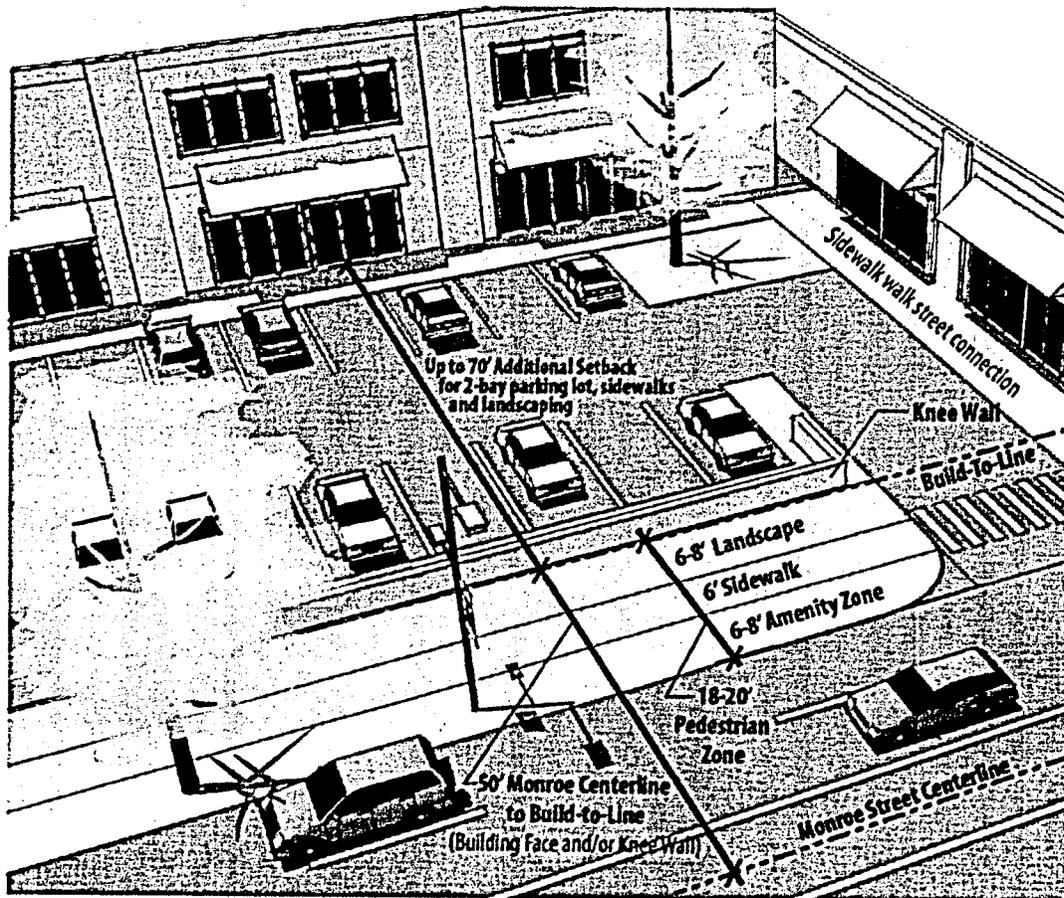
Knee wall example used in another community (extends for several miles)



Knee wall example used in another community (extends for several miles)

❖ **GAD Principle 8:1:** Masonry knee walls that are parallel to the street should be incorporated into site designs when parking is adjacent to the ROW.

When parking areas are located between the building and the ROW, knee walls should extend across the full width of the adjacent parking area. The knee wall should also be supplemented with landscape treatments that include trees, shrubs and mounding. Stone material (similar in size, color and texture to the material in front of Toledo Memorial Park) should be used.



GAD DESIGN TOPIC #9: SIGNAGE

All signage in Sylvania must meet other elements of the Sylvania Sign Code (i.e., type and size) and is subject to design review.

❖ **GAD Principle 9:1:** Freestanding signs may be internally or externally illuminated. Exterior light sources must direct light only toward the sign. All freestanding signs shall also incorporate masonry elements or otherwise use materials similar to those found on the principal structure and/or the knee wall (if provided). When knee walls are provided, signage shall be located between the knee wall and the principal building.



12

RESOLUTION NO. 9 - 2015

RE-APPOINTING RICHARD SANDS TO THE ZONING BOARD OF APPEALS FOR A TERM EXPIRING DECEMBER 31, 2018; AND DECLARING AN EMERGENCY.

WHEREAS, Sylvania Codified Ordinance Section 1105.01 mandates that Council should appoint, by resolution, vacancies on the Zoning Board of Appeals; and,

WHEREAS, Richard Sands's term on the Zoning Board of Appeals has expired and he is seeking re-appointment to the Board; and,

WHEREAS, at the November 2, 2015 meeting of Sylvania City Council, the Chairman of the Employee and Community Relations Committee recommended that Mr. Sands be re-appointed to the Board of Zoning Appeals, and thereafter Sylvania City Council ordered legislation to re-appoint Mr. Sands.

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

SECTION 1. That Richard Sands is hereby re-appointed to the Zoning Board of Appeals for a term commencing January 1, 2016 and expiring on December 31, 2018.

SECTION 2. That the Clerk of Council be, and she hereby is, directed to certify a copy of this Resolution to the Secretary of the Zoning Board of Appeals.

SECTION 3. 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 4. 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 5. 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 the appointment to the Zoning Board of Appeals should be made immediately to provide for all of the seats of the Board to be filled. 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.

Passed, _____, 2015, as an emergency measure.

President of Council

ATTEST:

Clerk of Council

APPROVED:

Mayor

Date

APPROVED AS TO FORM:

Director of Law

RESOLUTION NO. 10 - 2015

RE-APPOINTING GARY SOMMER TO THE ZONING BOARD OF APPEALS FOR A TERM EXPIRING DECEMBER 31, 2018; AND DECLARING AN EMERGENCY.

WHEREAS, Sylvania Codified Ordinance Section 1105.01 mandates that Council should appoint, by resolution, vacancies on the Zoning Board of Appeals; and,

WHEREAS, Gary Sommer's term on the Zoning Board of Appeals has expired and he is seeking re-appointment to the Board; and,

WHEREAS, at the November 2, 2015 meeting of Sylvania City Council, the Chairman of the Employee and Community Relations Committee recommended that Mr. Sommer be re-appointed to the Board of Zoning Appeals, and thereafter Sylvania City Council ordered legislation to re-appoint Mr. Sommer.

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

SECTION 1. That Gary Sommer is hereby re-appointed to the Zoning Board of Appeals for a term commencing January 1, 2016 and expiring on December 31, 2018.

SECTION 2. That the Clerk of Council be, and she hereby is, directed to certify a copy of this Resolution to the Secretary of the Zoning Board of Appeals.

SECTION 3. 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.

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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.

Passed, _____, 2015, as an emergency measure.

President of Council

ATTEST:

Clerk of Council

APPROVED:

Mayor

Date

APPROVED AS TO FORM:

Director of Law

A



City of Sylvania

DIVISION OF TAXATION

CHRISTY M. GOLIS, COMMISSIONER OF TAXATION

November 3, 2014

Mayor Craig A. Stough and Members of Council
City of Sylvania
Sylvania, Ohio

Dear Mayor Stough and Council Members:

The monthly cash report from the Division of Taxation is as follows:

	Deposits	Refunds	Balance
October 31, 2015	795,607.47	20,098.24	775,509.23
October 31, 2014	798,851.72	40,462.88	758,388.84
Monthly Difference	(3,244.25)	(20,364.64)	17,120.39
Year to Date 2015	8,342,722.30	211,036.63	8,131,685.67
Year to Date 2014	8,091,912.37	223,890.68	7,868,021.69
Yearly Difference	250,809.93	(12,854.05)	263,663.98
			3.35%

Respectfully submitted,

Christy M. Golis
Tax Commissioner

c: Mr. Toby Schroyer, Finance Director

City of Sylvania
Bank Reconciliation
October 2015

B

CHECKBOOK BALANCE	
Ending balance for Sep 2015	\$ 21,497,377.56
Add: Monthly Receipts	<u>3,374,925.15</u>
Subtotal	\$ 24,872,302.71
Less: Monthly Disbursements	<u>3,747,855.41</u>
Ending balance for Oct 2015	\$ 21,124,447.30
Less:	
Certificates of Deposit	\$ (2,000,000.00)
Star Ohio	(77,030.17)
Petty Cash (1)	(2,050.00)
Cemetery Savings	(1,062.86)
Toledo Community Fund	(31,552.33)
PNC MoneyMarket	(1,028,370.30)
Key Bank Securities	(1,008,125.48)
5/3rd Securities	(5,974,541.97)
SJS Account	(3,455,229.45)
Morgan Stanley Investment	(2,027,265.90)
Sylvania Township Bonds	(565,000.00)
	\$ 4,954,218.84
Less:	
NSF 10/30/15 - Utilities	(74.29)
	<u>\$ 4,954,144.55</u>
(1)	
Division of Public Service	\$ 150.00
Department of Finance	100.00
Division of Water	600.00
Division of Police	200.00
Municipal Court	700.00
Division of Taxation	150.00
Division of Forestry	150.00

Petty Cash Balance \$ 2,050.00

BANK BALANCE	
EOM 5/3rd Bank Balance	\$ 5,314,231.60
Deposit In Transit	14,692.67
Subtotal	<u>\$ 5,328,924.27</u>
Less: Outstanding Checks (2)	<u>374,779.72</u>
Adjusted Bank Balance	\$ 4,954,144.55
(2)	
Sep Outstanding Checks	\$ 32,273.07
Checks written this month	978,383.92
Subtotal	<u>\$ 1,010,656.99</u>
Checks Cleared	<u>(635,877.27)</u>
Oct Outstanding Checks	\$ 374,779.72


Toby Schroyer
Director of Finance, City of Sylvania

C

**CITY OF SYLVANIA, OHIO
SCHEDULE OF REGULAR MEETINGS FOR THE YEAR 2016**

City Council meets in Council Chambers located in the Municipal Building (also the Police Division) at 6635 Maplewood Ave., Sylvania Ohio 43560 at 7:30 p.m. unless otherwise noted

The Municipal Planning Commission meets in Council Chambers at 5:30 p.m. unless otherwise noted

The Board of Appeals (Zoning) meets in Council Chambers at 7:00 p.m. as needed

JANUARY

- 4 City Council Monday
- 13 Plan Commission Wed
- 19 City Council Tuesday

FEBRUARY

- 1 City Council Monday
- 10 Plan Commission Wed
- 16 City Council Tuesday

MARCH

- 7 City Council Monday
- 16 Plan Commission Wed
- 21 City Council Monday

APRIL

- 4 City Council Monday
- 13 Plan Commission Wed
- 18 City Council Monday

MAY

- 2 City Council Monday
- 11 Plan Commission Wed
- 16 City Council Monday

JUNE

- 6 City Council Monday
- 15 Plan Commission Wed
- 20 City Council Monday

JULY

- 13 Plan Commission Wed
- 18 City Council Monday

AUGUST

- 10 Plan Commission Wed
- 15 City Council Monday

SEPTEMBER

- 6 City Council Tuesday
- 14 Plan Commission Wed
- 19 City Council Monday

OCTOBER

- 3 City Council Monday
- 12 Plan Commission Wed
- 17 City Council Monday

NOVEMBER

- 7 City Council Monday
- 16 Plan Commission Wed
- 21 City Council Monday

DECEMBER

- 5 City Council Monday
- 14 Plan Commission Wed
- 19 City Council Monday

D

Sylvania Municipal Planning Commission

Minutes of the regular meeting of November 10, 2015. Mr. Lindsley called the meeting to order.

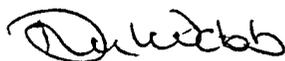
Members present: Daniel Arnold, Brian McCann, and Thomas Lindsley (3) present. Ken Marciniak, excused. Mayor Craig Stough will be arriving late. Zoning Administrator, Timothy Burns present.

Mr. McCann moved, Mr. Arnold seconded to approve the Minutes of the October 14, 2015, meeting as submitted. Vote being: McCann, Arnold and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Council Referral – Proposed Ordinance 56-2015, Amending Chapter 1187 – Architectural District; Repealing Chapter 1152-Design Review Regulations. Tabled at the October 14, 2015 meeting. Mr. Randy Melnick of Poggemyer Design Group present. Mr. Burns and Mr. Melnick explained that there have been some revisions to the Design Guidelines, dated November 9, 2015, that included changes to the map shown on page 17 to include some residential areas that would be likely to be rezoned in the future in addition to changes to some of the verbiage in the guidelines. They also explained that there have also been some changes to Chapter 1150 of the zoning code that were not part of Council's referral of the proposed ordinance that should be included with the Planning Commission's review and recommendation. Mayor Stough arrived and further discussion took place. Mr. Arnold moved, Mr. McCann seconded to recommend to Council to approve Proposed Ordinance 56-2015, inclusive of the November 9, 2015 revisions and the addition of the changes made to Chapter 1150 of the zoning code. Vote being: McCann, Stough, Arnold and Lindsley (4) aye; (0) nay. Motion passed by a 4 to 0 vote

Mr. McCann moved, Mr. Arnold seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission

Board of Architectural Review

F

Minutes of the regular meeting of November 10, 2015. Mr. Lindsley called the meeting to order.

Members present: Daniel Arnold, Brian McCann, and Thomas Lindsley (3) present. Ken Marciniak, excused. Mayor Craig Stough will be arriving late. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the October 14, 2015, meeting as submitted. Vote being: Stough, Arnold, McCann and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Item 3 – Regulated Sign – app. no. 60-2015 requested by Donna Schroyer-Riesen for Little Miracles Montessori School, 4940 Harroun Road Sylvania, Ohio 43560. Ms. Donna Schroyer-Riesen present. Application is for a new monument sign and a new wall sign for the Montessori School located on the church property. Mr. Burns stated that the approval tonight will be for an unlit monument sign that is 48” high and an unlit wall sign. He further stated that the applicant has applied for a variance for a larger monument sign that is LED lit and a lit wall sign; and that those signs, if approved, will be coming before the Board of Architectural Review at a later date. The signs for review tonight are within the limits of the Sylvania Sign Code. Mr. Arnold moved, Mr. McCann seconded, to grant a Certificate of Appropriateness for the signs shown in the application with the revisions described by Mr. Burns. Vote being: McCann, Arnold and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

Mr. Lindsley suspended the meeting and called the Planning Commission Meeting to order.

Mayor Craig Stough arrived.

After the Planning Commission meeting was adjourned, Mr. Lindsley called the Board of Architectural Review meeting back to order.

Item 4 – app. no. 61-2015 requested by John Venglarcik of Harmon Sign for Sylvania Southview High School, 3822 King Road Sylvania, Ohio 43560. Mr. John Venglarcik present. Mr. Arnold stated that he would need to remove himself from the discussion and the vote of this application due to a business conflict. Application is for new monument sign. Mr. Burns stated the school has a unique situation in that a school is required to have a residential zoning code, but it is actually located in a commercial district, and that the sign requested is similar to the other signs in the area. Mayor Stough agreed and further added that although it is a monument sign, the sign will sit back far enough that it will not cause any visibility problems. Mr. Arnold moved, Mr. McCann seconded to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Stough and Lindsley (3) aye; (0) nay. Motion passed by a 3 to 0 vote.

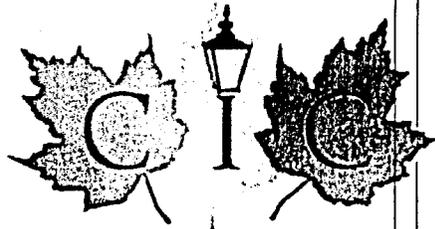
Mr. McCann moved, Mr. Arnold seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Debra Webb, Secretary
Municipal Planning Commission

Erika Buri - President
Jeff Langenderfer - Past Pres.
John Healey - Vice President
John Monaghan - Treasurer/
Secretary



SYLVANIA AREA
COMMUNITY IMPROVEMENT CORPORATION

5632 N. Main Street
Sylvania, OH 43560
419-842-8108
419-885-7740 Fax
www.sylvaniaareacic.org
admin@sylvaniaareacic.org

City of Sylvania - Sylvania Township - Sylvania School District - The Olander Park System
Sylvania Area Chamber of Commerce

YOU'RE INVITED!

SYLVANIA AREA COMMUNITY IMPROVEMENT CORPORATION'S ANNUAL MEETING

**WEDNESDAY, DECEMBER 9, 2015
5:00 P.M.**

**MEMPHIS PEARL BANQUET HALL
5147 MAIN STREET
SYLVANIA, OHIO**

**Join us for a short informational program
followed by refreshments and time for networking**

**FREE to Attend - Please R.S.V.P. to
Laurie at 419-882-2135 or
admin@sylvaniaareacic.org**

The Sylvania Area Community Improvement Corporation (SACIC) is a coalition of area businesses and community leaders who support the greater Sylvania Area by encouraging economic and business development

Staff:

Bill Sanford, City of Sylvania
John Zeitler, Sylvania Township
John Crandall, Consultant
Laurie Tomkinson, Administrative Assistant