

Sylvania City Council

June 5, 2017

6:00 p.m. Public Hearings

PD-1-2017, Amendment to Planned Development, 5142 Alexis Rd.
Ordinance No. 27-2017, creating Chapter 1143-B-5, Office, Residential and Retail District
ZA-1-2017, zoning change from B-3 to B-5, SOMO property

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 Mr. Haynam.
3. Additions to the agenda.
4. Approval of the Council meeting minutes of May 15, 2017.
5. Report on 6:00 p.m. public hearings.
 - a. PD-1-2017.
 - b. Proposed Ordinance No. 27-2017.
 - c. ZA-1-2017.
6. Right-of-Way Acquisition Professional Services Contract – Main St. reconstruction.
 - a. Service Director's report on project.
 - b. Proposed Ordinance No. 44-2017, Accepting the amendment to the proposal of DGL Consulting Engineers to provide Engineering Design Services for the Main Street Reconstruction Project.
7. ODOT Agreement No. 30809 (US-23 Maintenance within city limits.)
 - a. Service Director's report on agreement.
 - b. Proposed Ordinance No. 45-2017, Authorizing to enter into a Memorandum of Agreement between the State of Ohio, Department of Transportation and the City of Sylvania for Maintenance of US-23 within City limits.
8. 4827 Holland-Sylvania Road - Asbestos removal.
 - a. Service Director's report on project.
 - b. Proposed Ordinance No. 46-2017, Accepting the proposal of DMD Environmental, Inc. to manage the asbestos removal from the city's property at 4827 Holland-Sylvania Rd.
9. LUC0184 Safety Study, Alexis Road Speed Study.
 - a. Service Director's report on Study.
 - b. Proposed Ordinance No. 47-2017, Accepting the proposal of Mannik & Smith Group to conduct a speed zoning study for the Alexis Road Safety Study Project.

10. Service Director Aller's report on the Main Street Streetscape project.
11. Proposed Ordinance No. 82-2016, Authorizing to enter into a Memorandum of Understanding between Sylvania Township Board of Trustees and the City of Sylvania to help provide a framework for fostering economic development through Joint Economic Development District, Annexations, and other Annexation Agreements in the Sylvania Community.
12. Zoning Ordinance Amendment Application PD-2-2017, zoning change request from R-1, "Single-Family Residential Large Lot" to R-1 Planned Development for property located at 7610 Erie Street, Sylvania, Ohio 43560 from Erie Street Properties, LLC. (Referral to the Planning Commission.)
13. Proposed Ordinance No. 31-2017, Amending Planning and Zoning Code of the Sylvania Codified Ordinances by amending Section 1101.01-Definitions and Section 1153.02-Special uses regarding Adult Day Care Centers. (Referral to Planning Commission).
14. Committee reports.
15. Committee referrals.

INFORMATION

- A. Certificate of Notice for public hearing, PD-1-2017.
- B. Certificate of Notice for public hearing, ZA-1-2017.

Minutes of the Meeting of Council
May 15, 2017

The Council of the City of Sylvania, Ohio met in regular session on May 15, 2017 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, Mark Luetke, Doug Haynam, Sandy Husman, Jason Mishka, Mary Westphal: (7) present; (0) absent.

Roll call:
All, present.

Mr. Frye 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:

- 8a & 8b. Amended Service Director’s memo and amended proposed Ordinance.
- 13. Proposed Ordinance No. 42-2017, Sylvania Avenue Sidewalk Project.
- 14. Proposed Ordinance No. 43-2017, Sale of Maplewood Marketplace.
- 15. Information on Camp Miakonda’s 100th Anniversary.
- E. Lucas County Water Resource Recovery Facility tour opportunity.

Mrs. Westphal moved, Mr. Haynam 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.

Agenda
approval.

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

Mrs. Westphal presented the May 1, 2017 meeting minutes. Mrs. Westphal moved, Mr. Mishka 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 May 1, 2017 be approved; roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of the
May 1 meeting
minutes.

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

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 41-2017, a written copy of same having been previously furnished to each member of Council, “Authorizing the Mayor and Director of Finance to enter into agreements with a head teacher, teachers, and aides for the Sylvania Safety City Program being conducted by the Sylvania Division of Police; providing funds therefore; and declaring an emergency.”; Mrs. Westphal 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.

Ordinance No.
41-2017;
“.....agreements
with teachers...
Safety City
Program...”

Minutes of the Meeting of Council
May 15, 2017

Mrs. Westphal moved, Mr. Mishka seconded, that Ordinance No. 41-2017 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 6.

Mayor Stough stated Council is in receipt of the Plan Commission's recommendation on proposed Ordinance No. 30-2017. Mr. Haynam moved, Mrs. Westphal seconded to set the public hearing for June 19, 2017 at 7:00 p.m. and authorize the Clerk to advertise the same. Roll call vote being: Luetke, Mishka, Westphal, Cappellini, Frye, Haynam, Husman, (7) yeas; (0) nays. The motion carried.

Set hearing:
Ordinance No.
30-2017;
6/19/17, 7:00
p.m.

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

Service Director reported on the US-23/Monroe Street Interchange Feasibility Study. Mr. Frye moved, Mrs. Westphal seconded to authorize to begin the Letter of Interest solicitation. Roll call vote being: Mishka, Westphal, Cappellini, Frye, Haynam, Husman, Luetke, (7) yeas; (0) nays. The motion carried.

Authorize letter
of Interest...US-
23/Monroe St
Interchange
study.

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

Service Director's report on 2017 TIP Application for Ohio Statewide Urban Congestion Mitigation/Air Quality projects – Monroe Street and Silica Drive Improvement Project was placed on file. Mr. Frye presented and read aloud by title only, proposed Resolution No. 4-2017, 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 Statewide Urban Congestion Mitigation/Air Quality Program managed by the Toledo Metropolitan Area Council of Government's Transportation Improvement Program and to execute contracts as required, and declaring an emergency"; Mr. Frye moved, Mr. Luetke seconded, that Council dispense with the Second and Third Readings of said Resolution; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas; (0) nays. The motion carried.

Resolution No.
4-2017,
"...submit
CMAQ
application....
Monroe & Silica
Dr.
Improvement
Project..."

Mr. Frye moved, Mr. Haynam seconded, that Resolution No. 4-2017 be enacted as an emergency measure as declared therein; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas; (0) nays. The motion carried.

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

Minutes of the Meeting of Council
May 15, 2017

Mrs. Cappellini moved, Mr. Mishka seconded to approve the items on the list from Service Director Aller of this date to be offered for auction on GovDeals.com. Roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka, Westphal, (7) yeas; (0) nays. The motion carried.

Items for Auction... GovDeals.com

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

Mr. Luetke moved, Mr. Haynam seconded to appoint Jason Mishka as substitution for Mark Luetke as Council's representative to the Sylvania Family Services; and to appoint Mark Luetke as Council's representative to the Sister City Commission effective June 1, 2017. Roll call vote being: Frye, Haynam, Husman, Luetke, Mishka, Westphal, Cappellini, (7) yeas; (0) nays. The motion carried.

Mishka appointed to Syl. Family Svcs; Luetke appointed to Sister City Commission.

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

Mr. Haynam stated the Zoning & Annexation Committee met at 6:45 p.m. on this date to discuss the proposed Ordinance No. 31-2017, Adult Day Care Centers in zoning code, and proposed Ordinance 82-2016, Memorandum of Understanding with Sylvania Township regarding Economic Development. Redrafting the legislation will continue on the Adult Day Care Facilities. The committee recommended to council to consider the Memorandum of Understanding with Sylvania Township at the next meeting on June 5, 2017.

Z & A Com Mtg. report... Ordinance 31-2017 and 82-2016.

Mr. Luetke stated the Employee & Community Relations Committee met at 6:15p.m. on this date to discuss the 2018 City Calendar. Mr. Luetke stated after the review process, the committee will move forward to publish the city calendar for 2018.

Emp & Com Relations Com Mtg...2018 City Calendar.

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

Service Director's report on the Sylvania Avenue Sidewalk Project was placed on file. Mr. Frye presented and read aloud by title only, proposed Ordinance No. 42-2017, 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, the Board of Toledo-Lucas County Public Library Trustees, the Board of the Sylvania City School District, and the Board of Sylvania Township Trustees, relative to the Sylvania Sidewalk Project; appropriating \$16,450.26 for said project; repealing Ordinance No. 59-2016; and declaring an emergency."; Mr. Frye moved, Mrs. Husman seconded, that Council dispense with the Second and Third Readings of said Ordinance; roll call vote being: Cappellini, Frye, Haynam, Husman, Luetke, Mishka,

Ordinance No. 42-2017, "...Joint Coop agreement... Sylvania Ave. Sidewalk project..."

Minutes of the Meeting of Council
May 15, 2017

Westphal, (7) yeas; (0) nays. The motion carried.

Mr. Frye moved, Mrs. Westphal seconded, that Ordinance No. 42-2017 be enacted as an emergency measure as declared therein; roll call vote being: Westphal, Cappellini, Frye, Haynam, Husman, Luetke, Mishka, (7) yeas; (0) nays. The motion carried.

Mayor Stough stated that Council will now consider added agenda item 14.

Mrs. Husman presented and read aloud by title only, proposed Ordinance No. 43-2017, a written copy of same having been previously furnished to each member of Council, "Approving the Third Amendment to Real Estate Purchase Agreement of Midland Agency of Northwest Ohio, Inc. to purchase the City's real estate known as the Maplewood Marketplace, 5703 Main Street at a sale price of \$1,059,454.00; authorizing the Mayor and the Director of Finance to accept said Third Amendment to Real Estate Purchase Agreement on behalf of the City of Sylvania; determining said real estate to be no longer needed for municipal purposes; and declaring an emergency."; Mrs. Husman 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.

Ordinance No. 43-2017, "Approving 3rd amendment to sale of Maplewood Marketplace...."

Mrs. Husman moved, Mrs. Westphal seconded, that Ordinance No. 43-2017 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 added agenda item 15.

Mr. Haynam stated Camp Miakonda Boys Scout Camp facility will be holding their Centennial celebration on May 20, 2017 with all welcome.

Camp Miakonda - Centennial Celebration; 5/20/17.

Mayor Stough drew attention to added agenda information item E regarding the Lucas County Water Resource Recovery Facility tour opportunity for Council members.

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

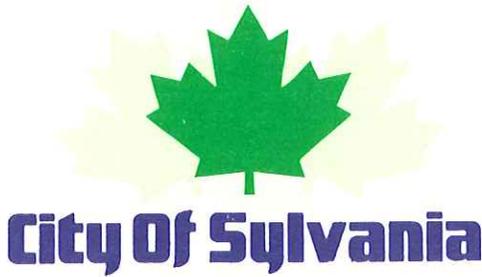
Mrs. Westphal moved, Mr. Mishka seconded that this meeting adjourn; all present voting yea (7); (0) nays. The motion carried and the meeting adjourned at 8:46 p.m.

Adjournment.

Clerk of Council

Mayor

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DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 5, 2017

To: The Mayor and Members of Sylvania City Council

Re: **Right-of-Way Acquisition Professional Services Contract
LUC-Main Street Reconstruction (PID 104438)**

Dear Mr. Mayor and Council Members:

Our design consultant, DGL Consulting Engineers, LLC, continues to work on plan development for the Main Street Reconstruction Project. They have reached a point in their design where the project's right-of-way needs have been defined.

In order to successfully construct this project the City will need to acquire five (5) temporary easements from four (4) property owners along the corridor. The anticipated work to occur within these easements includes grading and driveway construction.

The City received a contract modification proposal from DGL to complete the right-of-way plans, legal descriptions, and acquire the easements per ODOT requirements in the Not-to-Exceed (NTE) amount of \$26,913. Their proposal included contracting with West Erie Realty Solutions and American Property Analysis, Inc., both of which are ODOT pre-qualified consultants in the necessary areas of right-of-way acquisition.

We would recommend approval of this contract modification with DGL Consulting Engineers, LLC in the amount of \$26,913.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service



DGL Consulting Engineers, LLC
Providing civil engineering solutions since 1926.

May 5, 2017

Joseph E. Shaw, PE, PS
Deputy Service Director
City of Sylvania
6730 Monroe Street
Sylvania, Ohio 43560

Re: LUC – Main Street Reconstruction (PID 104438), R/W Mod

Dear Mr. Shaw:

Please accept this letter as DGL Consulting Engineers' fee proposal for the extra services related to the additional temporary takes, appraisal and acquisition tasks. Based on your email dated May 1st, we have requested proposals from West Erie Realty Solutions and American Property Analysts, Inc. Their individual proposals and scoping items are attached to this submittal.

DGL's fee for the additional descriptions and plan updates results in a total \$1,663 (drafting, legals and management). The summary of all proposals are as follows.

DGL's proposed Not To Exceed price proposal for the requested services is \$26,913.

Fee Breakdown Summary

DGL fee	\$1,663
West Erie Realty Solutions	\$21,250
American Property Analyst, Inc.	\$4,000

Should you have any questions related to the materials included herein, please feel free to contact me directly.

Sincerely,

DGL Consulting Engineers, LLC

Richard J. McGuckin, PE, CPESC
Principal / Director of Transportation

T: 419.535.1015 | C: 419.343.5857 | E: rmcguckin@dgl-ltd.com

Enclosures:

- West Erie Realty Solutions Proposal
- American Property Analyst, Inc.

6b

ORDINANCE NO. 44 -2017

ACCEPTING THE AMENDMENT TO THE PROPOSAL OF DGL CONSULTING ENGINEERS TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE MAIN STREET RECONSTRUCTION PROJECT; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$26,913.00; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 1-2017, passed January 4, 2017, accepted the proposal of DGL Consulting Engineers to provide engineering design services for the Main Street Reconstruction Project and appropriated funds therefore in the amount of \$26,913.00; and,

WHEREAS, the plans for the project are now at a stage where the required right-of-way has been defined; and,

WHEREAS, because the City received grant funds for this project, it is necessary to utilize an Ohio Department of Transportation pre-qualified consultant to acquire the necessary right-of-way; and,

WHEREAS, DGL obtained proposals from two firms to acquire the required right-of-way; and,

WHEREAS, the Director of Public Service, by report dated June 5, 2017, has recommended that the contract modification of DGL Consulting Engineers to complete the right-of-way plans, legal descriptions and acquire the easements per ODOT requirements for the Main Street Reconstruction Project in an amount not to exceed Twenty-Six Thousand Nine Hundred Thirteen Dollars (\$26,913.00), 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 DGL Consulting Engineers in the amount Twenty-Six Thousand Nine Hundred Thirteen Dollars (\$26,913.00) for completing right-of-way plans, legal descriptions and acquiring the easements relative to the Main Street Reconstruction Project from Monroe Street to the bridge over Ten Mile Creek, 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 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 Twenty-Six Thousand Nine Hundred Thirteen Dollars (\$26,913.00).

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 services 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, _____, 2017, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

7a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

May 30, 2017

To: The Mayor and Members of City Council

Re: ODOT Agreement No. 30809

Dear Mayor and Members of Council:

The City and Ohio Department of Transportation (ODOT) have had an agreement for several years regarding maintenance of US 23 within the City Limits. The agreement, in simple terms, states that ODOT will perform all maintenance and repairs on US 23. The City reimburses ODOT a flat fee annually. This year's agreement fixes the fee \$33,000 per year.

It is the Service Department's recommendation that we enter into this agreement with ODOT and request approval to do so.

Please call if you have any questions.

Sincerely,

Kevin G. Aller, P.E.

Director of Public Service

KGA/dsw

**MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
AND THE CITY OF SYLVANIA, OHIO**

This Memorandum of Agreement is made by and between the State of Ohio, Department of Transportation, 1980 West Broad Street, Columbus, Ohio 43223, acting by and through its Director, hereinafter referred to as the "STATE" and the City of Sylvania, 6730 Monroe Street, Sylvania, Ohio 43560, hereinafter referred to as the "CITY."

1. PURPOSE

- 1.1 Pursuant to Ohio Revised Code 5501.03(A)(3) and 5501.31, the Director of the Department of Transportation shall have general supervision of all roads comprising the State Highway System, including the removal of snow and ice thereof, and the Director may enter into such contracts necessary to fulfill such supervision and maintenance.
- 1.2 Pursuant to Ohio Revised Code Chapter 5521, the Director of Transportation, upon request from a City, may maintain or repair any section of the state highway system within the limits of a city.
- 1.3 The STATE performs maintenance including snow and ice operations on its roadways for treatment during snow and ice operations.
- 1.4 The CITY performs similar functions of snow and ice removal within the CITY limits.
- 1.5 It is in the interest and safety of the traveling public that the STATE shall perform all maintenance and repair work including snow and ice removal operations on a portion of State Route US 23 and contiguous ramps within the City Corporation limits in Lucas County. The CITY will perform snow and ice removal operations on portions of State Route 184 and State Route 51.
- 1.6 The coordination between the STATE and the CITY serves to manage the public resources of each agency in an efficient manner.
- 1.7 The purpose of this agreement is to establish the respective responsibilities of the parties with regard to the maintenance and repair work including snow and ice removal operations on portions of State Route US 23 and snow and ice removal operations on State Route 184 and 51.
- 1.8 "Maintenance" shall include, but not be limited to: pothole patching, pavement repairs to include partial and limited full depth repair, shoulder restoration, pavement markings, flat sheet sign replacement and repair, mowing, herbicidal spraying, street sweeping, litter pick up, snow and ice removal and catch basin and guardrail repair.

2. OBLIGATIONS OF THE STATE

- 2.1 The STATE will perform all maintenance and repair work including snow and ice removal operations on both sides of State Route US 23 and contiguous ramps with the City of Sylvania's Corporation limits.
- 2.2 The STATE agrees to grant the CITY the right to use and occupy the right-of-way in and abutting the section of State Routes 184 and 51 hereinafter described for the purpose of performing snow and ice removal operations.
- 2.3 The STATE shall periodically inspect and where appropriate, accept work performed by the CITY.
- 2.4 The STATE will invoice the CITY in the sum of \$33,000.00 per year. Payment shall be made within thirty (30) days of receipt of the billing.

3. OBLIGATIONS OF THE CITY

- 3.1 The CITY will perform all snow and ice removal operations on both sides of SR 184, Alexis Road, from Flanders Road west into the City of Sylvania limits and on both sides of SR 51, Monroe Street, from Laskey Road west into the City of Sylvania.
- 3.2 The City agrees to grant the STATE the right to use and occupy the right-of-way in and abutting the section of State Route US 23 hereinbefore described for the purpose of maintenance and repair as well as performing snow and ice removal operations.
- 3.3 The CITY agrees to pay ODOT upon receipt of the billing in the sum of \$33,000.00 per year for work performed on State Route US 23. Payment shall be made within thirty (30) days of receipt of the billing.

4. TERM OF AGREEMENT

- 4.1 This agreement shall commence on July 1, 2017 and shall expire June 30, 2019.
- 4.2 This agreement may be terminated by either party giving thirty (30) days written notice to the other party.

5. GENERAL PROVISIONS

- 5.1 This agreement shall be to the benefit of and be binding upon the respective parties herein, their successors and assigns.
- 5.2 Either party may, at any time during the term of the agreement, request amendments or modifications. Requests for amendments or modifications shall be in writing and shall specify the requested changes and the justifications for such changes. Should the parties consent to modifications of the contract, then an amendment shall be drawn, approved and executed in the same manner as the original agreement.

- 5.3 This agreement shall be governed, construed and interpreted in accordance with the laws of the State of Ohio. To the extent that the STATE is a party to any litigation arising out of or relating in any way to this agreement or the performance there under, such an action shall be brought only in a court of competent jurisdiction in Franklin County, Ohio.
- 5.4 The State of Ohio is self-insured.
- 5.5 The CITY shall provide its own worker's compensation coverage throughout the duration of the agreement and any extensions thereof. The STATE is hereby released from any and all liability for injury received by the CITY, its employees, agents or subcontractors while performing tasks, duties, work or responsibilities as set forth in this agreement. The CITY is hereby released from any and all liability for injury received by the STATE, its employees, agents or subcontractors while performing tasks, duties, work or responsibilities as set forth in this agreement.
- 5.6 The CITY and STATE agrees to promptly comply with all applicable state and federal laws regarding drug-free workplace. When applicable, the CITY and STATE shall make a good faith effort to ensure that all employees, while working on state property, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs in any way.
- 5.7 If the CITY breaches or defaults any of the terms or conditions of this License Agreement, and if that breach is not remedied within thirty (30) days after written notification by ODOT of that breach or default, ODOT may terminate this License Agreement.
- 5.8 The STATE and CITY agree to make a good faith effort to resolve any disputes which may arise between them concerning interpretation of, or performance pursuant to, this agreement, with the exception of matters identified in this agreement requiring approval solely and finally by the STATE.
- 5.9 Ohio Ethics Law: The CITY and STATE, by signing this document, certifies: (1) it has reviewed and understands the Ohio Ethics law and conflict of interest laws as provided by Chapters 102 and 2921 of the Ohio Revised Code, and (2) will take no action inconsistent with those laws.

6. **NOTICE**

- 6.1 Notices under this agreement shall be directed as follows:

City of Sylvania
6730 Monroe Street
Sylvania, Ohio 43560

Ohio Department of Transportation
District 02
317 E. Poe Road
Bowling Green, OH 43402

7. **SIGNATURES**

7.1 Any person executing this agreement in a representative capacity hereby warrants that he/she has been duly authorized by his/her principal to execute this agreement on such principal's behalf.

IN WITNESS THEREFORE, the parties hereunto have caused this agreement to be executed by officials thereunto duly authorized as of the day and year last written below.

CITY OF SYLVANIA

STATE OF OHIO
Department of Transportation

By: _____
Craig Stough, Mayor

By: _____
Jerry Wray, Director

Date: _____

Date: _____

By: _____
Toby Schroyer, Finance Director

Date: _____

7b

ORDINANCE NO. 45 -2017

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE OF THE CITY OF SYLVANIA, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION AND THE CITY OF SYLVANIA FOR THE MAINTENANCE OF US23 WITHIN THE CITY LIMITS; AND DECLARING AN EMERGENCY.

WHEREAS, Pursuant to Ohio Revised Code Section 5501.03(A)(3) and 5501.31, the Director of the Department of Transportation shall have general supervision of all roads comprising the state highway system including the removal of snow and ice thereof and the Director may enter into such contracts necessary to fulfill such supervision and maintenance; and,

WHEREAS, both the City and State perform maintenance including snow and ice operations on its roadways for treatment and it is in the interest and safety of the traveling public that the State shall perform all maintenance and repair work including snow and ice removal operations on a portion of US 23 and contiguous ramps within the City Corporation limits in Lucas County and the City will perform snow and ice removal operations on portions of State Route 184 and State Route 51; and,

WHEREAS, the proposed Memorandum of Agreement provides that ODOT will perform all maintenance and repairs on US 23 within the City limits at a cost to the City of \$33,000 for 2017 and with the annual cost being adjusted based on the Consumer Price Index going forward; and,

WHEREAS, the Director of Public Service, by report dated May 30, 2017, has recommended that the City of Sylvania enter into the Memorandum of Agreement now on file with the Clerk of Council for the maintenance of US 23 within the City limits.

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 enter into, on behalf of this City, a Memorandum of Agreement with the Ohio Department of Transportation for the maintenance of US 23 within the City limits in the form and substance of said Memorandum of Agreement now on file with the Clerk of Council.

SECTION 2. 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 3. 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 4. 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 Memorandum of Agreement should be entered into immediately to provide for the continued maintenance of US 23 within the City limits. 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, _____, 2017 as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

8a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE
KEVIN G. ALLER, PE DIRECTOR

May 31, 2017

To: The Mayor and Members of Sylvania City Council

Re: **4827 Holland-Sylvania Road**

Dear Mr. Mayor and Council Members:

The City purchased this site on April 20, 2015 via Ordinance 26-2015. The intent of this purchase was to repurpose the property to further our economic development within the City.

We believe the property will be more desirable to potential developers if it were a "clean" property. Therefore, we are recommending that the City proceed with the demolition of the existing church building and accessory structures on the site.

The existing church building does contain asbestos in some of the building materials that must be properly removed. We have obtained a proposal from DMD Environmental, Inc. to manage the asbestos removal project as attached. The alternate bid items will not be necessary due to the methods to be used for the building demolition.

Therefore, we request approval to enter into a contract with DMD Environmental, Inc. in the amount of \$26,880. Please note that while Capital Improvement funds will be used for this project, it was not included in our original list of projects to be performed.

Please call if you have any questions.

Sincerely,

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

May 24, 2017

DMD Proposal No. 17-S122.04

Mr. Kevin Eller
City of Sylvania
6730 Monroe Street
Sylvania, Ohio 43560
(419) 885-8969

RECEIVED

MAY 30 2017

**RE: ASBESTOS CONSULTING SERVICES
4827 HOLLAND-SYLVANIA ROAD
TOLEDO, OHIO**

CITY OF SYLVANIA
DEPT. OF PUBLIC SERVICE

Dear Mr. Eller:

DMD Environmental, Inc. (DMD) is pleased to present you with this cost proposal. Below you will find our proposed scope of work, cost, terms and conditions, and schedule:

1.0 SCOPE OF WORK

1.1 Asbestos Removal

- a. **Base Bid:** The removal and disposal of 160 square feet (SF) of transite in the school, 3,000 SF of drywall joint compound in the church, 3,200 SF of acoustical plaster in the sanctuary of the church, 120 SF of transite in the church, 150 linear feet (LF) of door caulking around exterior doors and 1,000 LF of asbestos containing (AC) duct wrapped air duct in the sanctuary will be performed at the above referenced site. These materials are Friable (F), or Non-friable Category II (NF-II) materials which will become Friable during the demolition process, and therefore must be removed prior to demolition.
- b. **Alternate Bid – Church Building:** The removal and disposal of 7,600 SF of floor tile (no mastic) and 18 SF of stair tread will be performed at the above referenced site.
- c. **Alternate Bid – School Building:** The removal of 2,150 SF of floor tile and mastic (under other floor tile or carpet), 190 SF of mastic only under carpet, and 1,000 SF of floor tile only on wood on second floor will be performed at the above referenced site.

* Non-friable Category I materials in (b) and (c) above must be removed if grinding of the concrete is to occur by the demolition contractor. If standard knock down/haul away demolition takes place, these materials can remain in place because they are currently in good condition. The roofing materials must be segregated by the demolition contractor prior to grinding of any concrete. If standard knock down/haul away demolition is to occur, roofing materials may remain in place. This information must be given to the demolition contractors for bidding purposes and priced by the demolition contractor accordingly.

1.2 Project Monitoring

DMD will be on-site during removal and conduct visual inspections both inside and outside the work area to document work practices, and ensure the applicable regulatory requirements are followed. DMD will also accomplish air monitoring for the project.

1.3 Sample Analysis

All air samples will be analyzed by DMD using Phase Contrast Microscopy (PCM). The analysis will be conducted in accordance with the National Institute of Occupational Safety and Health (NIOSH) 7400 analytical method for PCM. DMD is a participant in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing (PAT) Program for PCM.

1.4 Final Clearance

Following the completion of abatement, DMD will perform a visual inspection of the work area and collect final clearance samples.

1.5 Final Report

DMD will forward a report at the completion of the project containing air sample results and other relevant project documentation.

1.6 Personnel

The removal will be accomplished by Midwest Environmental, Inc. (MEI), who is a licensed abatement contractor accredited by the Ohio Department of Health (ODH). Project monitoring services will be accomplished by a representative of DMD. DMD's personnel are accredited by the ODH to perform these services.

2.0 COST

Base Bid, Lump Sum.....	\$ 23,880.00
Alternate Bid – Church Building, Lump Sum	\$ 5,100.00
Alternate Bid – School Building, Lump Sum.....	\$ 5,550.00
Air Monitoring, Approximately	\$ 3,000.00

**Please see attached cost proposal provided by MEI. Any additional materials uncovered during abatement or demolition process not listed above will be an additional cost.*

3.0 TERMS AND CONDITIONS

Work will be performed according your purchase order.

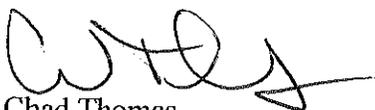
4.0 SCHEDULE

DMD is prepared to begin work on this project as soon as authorization to begin is received.

Respectfully submitted,

DMD Environmental, Inc.

By _____
Craig A. Stough, Mayor


Chad Thomas
Project Manager

By _____
Toby A. Schroyer, Finance Director

8b

ORDINANCE NO. 46 -2017

ACCEPTING THE PROPOSAL OF DMD ENVIRONMENTAL, INC. TO MANAGE THE ASBESTOS REMOVAL FROM THE CITY'S PROPERTY AT 4827 HOLLAND-SYLVANIA ROAD, SYLVANIA, OHIO; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$26,880; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 26-2015, passed April 20, 2015, authorized the Mayor and Director of Finance to enter into an Offer to Purchase for the property located at 4827 Holland-Sylvania Rd., Sylvania, Ohio; and,

WHEREAS, the Economic Development Director has recommended that the structure on the property be demolished in order to be better marketed as a developable site; and,

WHEREAS, the Director of Public Service, by report dated May 31, 2017, has reported that the structure does contain asbestos in some of the building materials and those materials must be removed properly; and,

WHEREAS, the Director of Public Service, by report dated May 31, 2017, has recommended that the proposal of DMD Environmental, Inc. to manage the asbestos removal from the structure located at 4827 Holland-Sylvania Rd., Sylvania, Ohio at a cost of Twenty-Six Thousand Eight Hundred Eighty Dollars (\$26,880.00), 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 DMD Environmental, Inc. in the amount Twenty-Six Thousand Eight Hundred Eighty Dollars (\$26,880.00) to manage the asbestos removal during the demolition of the structure located at 4827 Holland-Sylvania Rd., Sylvania, Ohio, 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 asbestos removal hereby authorized, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7750-53102, Land Improvements**, the amount of Twenty-Six Thousand Eight Hundred Eighty Dollars (\$26,880.00).

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 asbestos removal 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, _____, 2017, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

9a



City Of Sylvania

DEPARTMENT OF PUBLIC SERVICE

KEVIN G. ALLER, PE DIRECTOR

June 5, 2017

To: The Mayor and Members of Sylvania City Council

Re: **LUC-184-(0.3-0.6) Safety Study**
Alexis Road Speed Study

Dear Mr. Mayor and Council Members:

On April 3, 2017 City Administration staff conducted a public involvement meeting to gather local business insight on a potential raised median project to improve safety on the Alexis Road corridor. In addition, a Streets Committee meeting was held on April 17, 2017 to further consider public comment and provide direction to staff on an upcoming safety fund application to be submitted to the Ohio Department of Transportation (ODOT) in September 2017.

The Streets Committee decided City staff should proceed ahead in pursuing safety funds with a traffic signal and signing only improvement project in lieu of a raised median project. In addition, staff was directed to review posted speed limits on Alexis Road within the safety study limits as public comment indicated that speeds could be lowered from 40 mph to improve safety.

We have received a proposal from the project engineer, The Mannik & Smith Group, to conduct a Speed Zone Study meeting ODOT guidelines in the amount of \$3,800. The Study will review speeds within the Alexis Road corridor from Monroe Street to Rudyard Road.

We would recommend approval of the proposal from The Mannik & Smith Group in the amount of \$3,800.

Please call if you should have any questions.

Sincerely,

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

9b

ORDINANCE NO. 47 -2017

ACCEPTING THE PROPOSAL OF THE MANNIK & SMITH GROUP TO CONDUCT A SPEED ZONE STUDY FOR THE ALEXIS ROAD SAFETY STUDY PROJECT; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$3,800; AND DECLARING AN EMERGENCY.

WHEREAS, in March, 2015, the Ohio Department of Transportation released a safety study that had been conducted for the Alexis Road from Monroe Street to Alger Drive; and,

WHEREAS, the study reviewed the existing safety conditions and identified potential countermeasures to improve safety along this corridor; and,

WHEREAS, Ordinance No. 67-2016, passed November 7, 2016, accepted the proposal of The Mannik & Smith Group to provide engineering services for the Ohio Department of Transportation's Highway Safety Improvement Program Application at a cost of \$5,600; and,

WHEREAS, on April 3, 2017, a meeting was held with area business owners to obtain their input as to a potential raised median project to improve safety on the Alexis Road corridor; and,

WHEREAS, thereafter, the Streets Committee met on April 17, 2017 to further consider the comments made at the April 3, 2017 meeting and thereafter recommended that safety funds should be pursued for the traffic signal and signage improvements rather than the raised median project and also directed the Director of Public Service to study the speed limit on Alexis Road; and,

WHEREAS, the Director of Public Service, in a report dated June 5, 2017, has recommended that the proposal of The Mannik & Smith Group to conduct a Speed Zone Study meeting ODOT guidelines in the amount of Three Thousand Eight Hundred Dollars (\$3,800.00), 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 The Mannik & Smith Group in the amount Three Thousand Eight Hundred Dollars (\$3,800.00) to conduct a Speed Zone Study on Alexis Road from Monroe Street to Rudyard Road relative to the Alexis Road Safety Study, 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 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 Three Thousand Eight Hundred Dollars (\$3,800.00).

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 consulting services 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, _____, 2017, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date



DEPARTMENT OF PUBLIC SERVICE
KEVIN G. ALLER, PE DIRECTOR

June 1, 2017

To: The Mayor and Members of Sylvania City Council

Re: **Main Street Streetscape Input**

Dear Mr. Mayor and Council Members:

This project has been progressing very well to date. One of the decisions that need to be made in the near future is the final aesthetic appearance of this section of our downtown.

We of course will be installing sidewalk on both sides of Main Street. There are several options to consider for the remaining portion within the right-of-way between the back of curb and front edge of sidewalk and we are seeking your input on what you wish to see. That area is currently occupied by paver bricks that are in poor condition. We could replace them in-kind, or perhaps use stamped concrete, or maybe install a grass strip, or possibly we install planter boxes, or a host of other options.

Decisions made for this project may have an impact on future considerations for our downtown streetscape. We can install something now with the intent of continuing the theme further to the north. Or, this area can stand on its own as a separate area.

Your input into these options is requested so that these important decisions can be made and the project continues its progress.

Please call if you have any questions.

Sincerely,

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

ORDINANCE NO. 82 -2016

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE
TO ENTER INTO A MEMORANDUM OF UNDERSTANDING
BETWEEN THE SYLVANIA TOWNSHIP BOARD OF TRUSTEES AND
THE CITY OF SYLVANIA; AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania desires to continue its cooperation with Sylvania Township; and,

WHEREAS, attached hereto is a Memorandum of Understanding between the Sylvania Township Board of Trustees and the City of Sylvania that help provides a framework for fostering economic development through Joint Economic Development District, annexations, other Annexation Agreements in the Sylvania Community; and,

WHEREAS, at the December 19, 2016 meeting of Sylvania City Council, this matter was referred to the Zoning and Annexation Committee for its review and recommendation; and,

WHEREAS, the Zoning and Annexation Committee met on May 15, 2017 to consider the proposed Memorandum of Understanding and thereafter recommended approval of the Memorandum of Understanding; and,

WHEREAS, the Sylvania Township Trustees met on April 18, 2017 and approved the proposed Agreement by Resolution No. 17-041.

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, on behalf of the City of Sylvania, Ohio, to enter into a Memorandum of Understanding Between the Sylvania Township Board of Trustees and the City of Sylvania, which Agreement is attached hereto as "Exhibit A."

SECTION 2. 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 3. 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 4. 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 Memorandum of Understanding should be entered into as soon as possible. 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, _____, 2017, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE SYLVANIA TOWNSHIP BOARD OF TRUSTEES
AND THE CITY OF SYLVANIA**

This Memorandum of Understanding is entered into by and between the Sylvania Township Board of Trustees and the City Council of the City of Sylvania on this _____ day of _____, 2016.

WHEREAS, the parties hereto wish to increase and continue their cooperation with one another in fostering economic development in the region that will inure to the benefit of both the City of Sylvania and Sylvania Township;

WHEREAS, the laws of the state of Ohio provide for the creation of agreements by and between cooperating political subdivisions to encourage economic development; and

WHEREAS, the parties hereto agree that their entering into this Memorandum of Understanding will serve as a first step to establishing the basis for and negotiating an agreement between the parties that will further the economic development goals of the parties and would serve to enhance the revenues of the parties, thereby benefiting current and future residents and businesses.

ACCORDINGLY, the undersigned parties enter into this Memorandum of Understanding by which each agrees to cooperate with the other to achieve the aforesaid goals, and, to that end, hereby AGREE as follows:

1. The parties agree to the annexation of an initial, specific property/properties, to be identified by the City, to which the Township will not oppose. The parties further agree they will negotiate a service payment to be made by the City to the Township, utilizing as a guide to the amount Exhibit A attached hereto, said amount to be based upon the amount of revenue received by the City as a result of the annexation of said property.
2. The Township agrees it will identify a property or properties that could form the basis for establishing a Joint Economic Development District (JEDD), and the parties further agree to work with one another and with property owners in order to enter into a JEDD agreement with regard to said property or properties. Said negotiations would include, among other statutorily allowed subjects, a statement of services to be provided to the property, economic development to be provided to and for the property, a determination of the amount of the income tax to be levied by the District, and how said tax would be allocated between the parties, again taking into consideration the guidelines set forth in Exhibit A hereto.
3. The City and Township agree to engage in mutual planning meetings on an agreed timeline in order to discuss potential, and specific, anticipated

development that may be included in a JEDD or be the subject of a separate annexation agreement or community economic development agreement (CEDA). The parties agree such mutual planning meetings will occur on a regular basis, but no less frequently than three times per year.

4. In accordance with R.C. Chapter 509, Sylvania Township Police officers are also appointed as Constables and, therefore, have County-wide jurisdiction. However, the parties understand and acknowledge that since the Sylvania Township Police District covers only the unincorporated portion of the Township, any Township territory annexed into the City, once annexed, will not be in the District and, therefore, will not be subject to the Township's police levy. The Township agrees that upon entering into an agreement, the police district organization will-would not be changed by the Township so as to require any Township police levy to be levied on properties in the unincorporated portions of the Township.
5. The parties further acknowledge that the mutual cooperation and practice between the Township and City police departments, to provide mutual aid and back-up to one another, will continue.
6. The parties agree that this Memorandum of Understanding is the good faith beginning and identification of a process, and does not obligate either party to agree to the creation of a specific JEDD or other agreement with one another, nor does it preclude either party from negotiating with or entering into a JEDD or other agreement with any other entity not a party hereto.

The undersigned have read this Memorandum of Understanding and have voluntarily executed it, each having been authorized by their respective Council and Board.

City of Sylvania

Sylvania Township Board of Trustees

By Date

By Date

By Date

By Date

Exhibit A
Guidelines for Discussion Purposes
for Joint Non-Residential DEVELOPMENT
For Potential Annexation Agreements, Understandings and JEDDS

Distance to City	Revenue Sharing (20 to 40 yrs?)		
<u>Boundary Extension</u>	<u>City</u>	<u>TWP</u>	<u>Note</u>
Less than ¼ mile	80%	20%	Annexed to City *
More than ¼ mile	50%	50%	Annexed to City *
Beyond 1 mile	20%	80%	<u>Not</u> annexed to City **

Notes:

- 1) Revenue sharing percentages after collection cost of CITY
- 2) The TOWNSHIP share of development costs such as infrastructure and improvements will be limited to its percentage of revenue cost (20% to 80%) over the initial 20 to 40 yrs.
- 3) Use CITY income tax rate (currently 1.5%)
- 4) TOWNSHIP and CITY general costs such as administration, legal, management and co-ordination will be the responsibility of each entity and not be a part of shared development cost.
- 5) If the territory remains in the TOWNSHIP and at a later date, the CITY is able to annex the non-residential development during the initial 20 to 40 year period, then the CITY will reimburse the TOWNSHIP for the TOWNSHIP remaining share of development costs and a TOWNSHIP minimum of 10% in revenue sharing would remain and the TOWNSHIP would not continue to provide services.

* Should annexation be a part of the initial non-residential development project and an annexation agreement, JEDD or other type of understanding cannot be reached with 30 days, then Township will not share in development cost and will not provide any services, but will collect a minimum of 10% in revenue.

** Assumes land remains in Township and is not annexed.

12

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio
City Council and
Municipal Planning Commission

Application No. PD-2-2017
Date 5/30/17

Petitioner Name(s): ERIE Street Properties, LLC

Petitioner Address: 570 West 31st Street, Parisburg, Ohio

Email: mctool1115@gmail.com Telephone: (419) 290-3058

Location of property for which zoning amendment is requested:

7610 Bliss St

Purpose of amendment request: Planned Development

Current Zoning: R1 Requested Zoning: R-1 PD

The undersigned, being one or more of the owners, lessees or occupants within the area proposed to be changed by the amendment, hereby petition for an Amendment to the Zoning Code, pursuant to Chapter 1107 of the Codified Ordinances of the City of Sylvania, Ohio, as amended.

- Attachments:
1. Full legal description of the property for which the Zoning Amendment is proposed.
 2. Area location map.
 3. Site plan - if plan is larger than 11" x 17", eighteen (18) copies must be submitted.

A check for \$100.00 + cost of advertising, payable to the City of Sylvania is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: Richard A. McKinney
Richard A. McKinney

Date referred by Council: _____

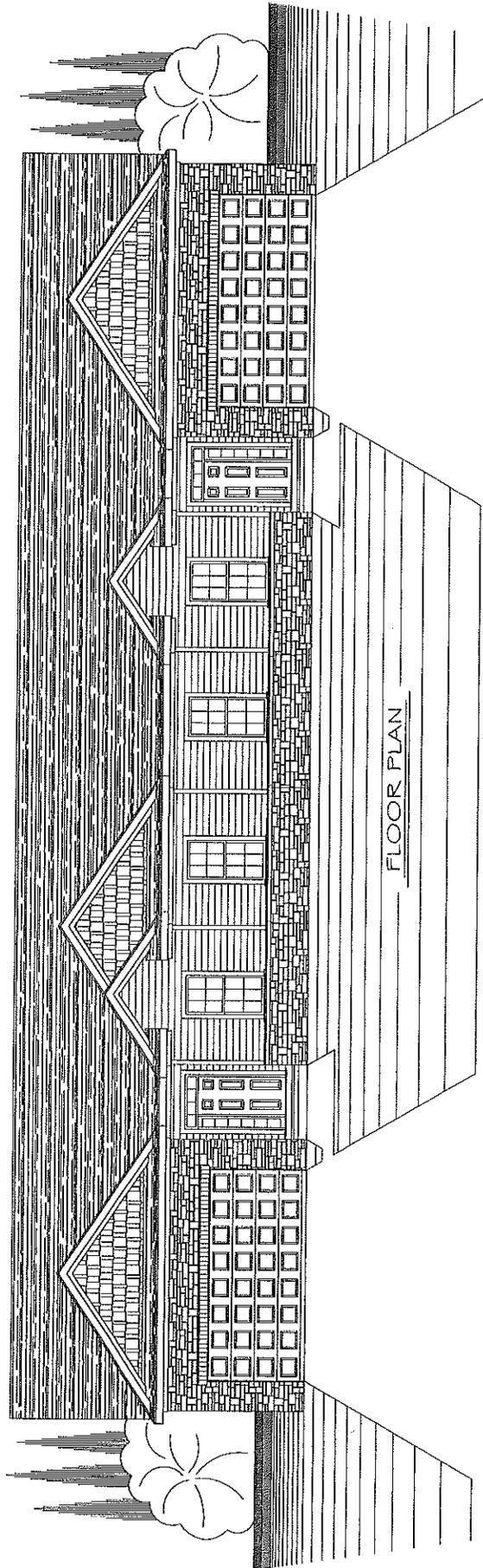
Date of Commission Action: _____

Date of Council Action: _____

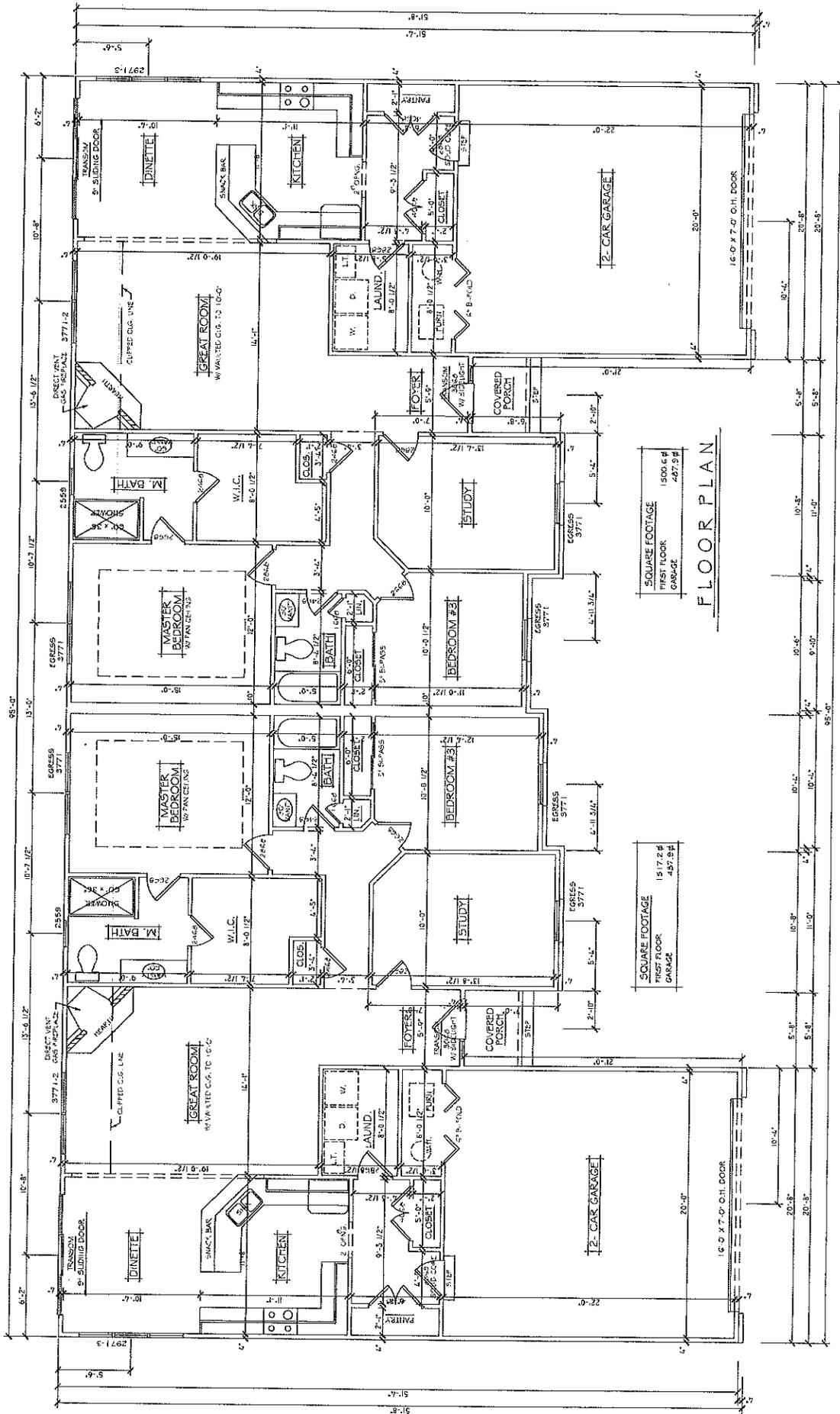
Action: _____

For Office Use Only

Date: 5/24/17 Check #: 1001 Cash: _____ Fee: \$ 100.00



FLOOR PLAN



SQUARE FOOTAGE
 FIRST FLOOR 1500.6 sq ft
 GARAGE 487.5 sq ft

FLOOR PLAN

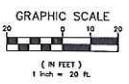
SQUARE FOOTAGE
 FIRST FLOOR 1517.2 sq ft
 GARAGE 487.5 sq ft

FLOOR PLAN



LE PROJECT : 49422
 CONTRACT : Q-4614

PARCEL SPLIT LAYOUT 3 OF:
TOWN 9 SOUTH, RANGE 6 EAST
 PART OF THE SOUTHEAST 1/4, SECTION 5
 CITY OF SYLVANIA, LUCAS COUNTY, OHIO



HIGHLAND TERRACE PLAT
 PLAT VOLUME 60, PAGE 16
LOT 43

ADJACENT OWNER
 PALAS, BRIAN & RACHEL
 5612 WAKEFIELD DR.
 SYLVANIA, OHIO, 43050
 PARCEL # 82-2184
 O.R. 20104423-001912

SET 1/2" GALV.
 STEEL PIPE
 1.00' WEST OF
 CORNER
 N 5360.58
 E 4360.68

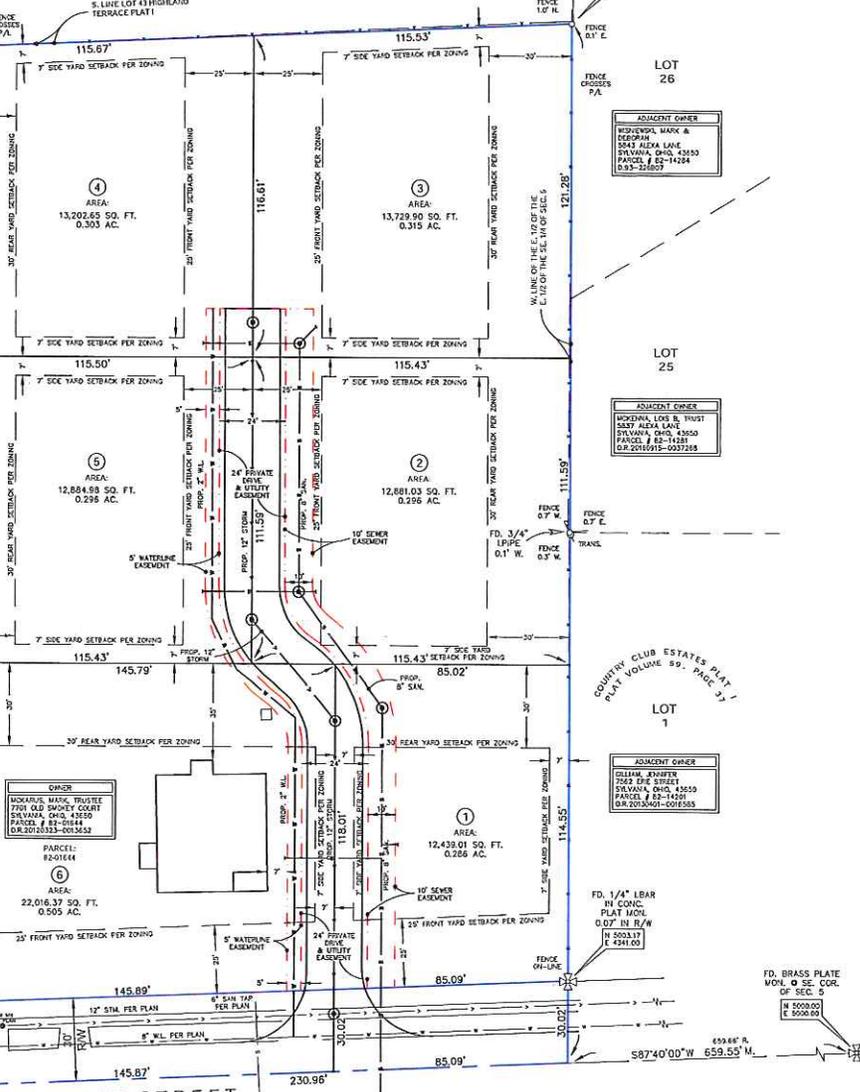
N 5361.23
 E 4359.23
 FD. 1/4" LBAR
 IN CONC.
 PLAT MON.

ADJACENT OWNER
 FOMAN, DONALD & SHARON
 5226 WAKEFIELD DR.
 SYLVANIA, OHIO, 43050
 PARCEL # 82-2184
 O.R. 20104423

ADJACENT OWNER
 WISNIEWSKI, MARY &
 DEBORAH
 5843 ALEXA LANE
 SYLVANIA, OHIO, 43050
 PARCEL # 82-14284
 O.R. 20122807

ADJACENT OWNER
 HODGSON, LEO S. TRUST
 5837 ALEXA LANE
 SYLVANIA, OHIO, 43050
 PARCEL # 82-14281
 O.R. 20122807

ADJACENT OWNER
 GILLMAN, BRUNETT
 7025 ERIE STREET
 SYLVANIA, OHIO, 43050
 PARCEL # 82-14501
 O.R. 20130401-001585



HIGHLAND TERRACE PLAT
 PLAT VOLUME 60, PAGE 16
LOT 45

COUNTRY CLUB ESTATES PLAT
 PLAT VOLUME 50, PAGE 31
LOT 1

OWNER
 HIGHLAND TRUSTEE
 7701 OLD SMOKE COURT
 SYLVANIA, OHIO, 43050
 PARCEL # 82-2184
 O.R. 20104423-001552

ADJACENT OWNER
 SKIFF, BOB
 5812 WAKEFIELD DR.
 SYLVANIA, OHIO, 43050
 PARCEL # 82-2187
 O.R. 2011173-004937

FD. 1/4" LBAR
 IN CONC.
 PLAT MON.
 0.05' N. OF 1/4
 POST OF SEC. 5
 N 4322.24
 E 2382.80

FD. 1/4" LBAR
 IN CONC.
 PLAT MON.
 0.07' N. OF 1/4
 N 5001.17
 E 4341.00

FD. BRASS PLATE
 MON. @ SE. COR.
 OF SEC. 5
 N 5000.00
 E 5000.00

TITLE
 LEWANDOWSKI ENGINEERS HAS NOT
 BEEN PROVIDED A CURRENT TITLE
 COMMITMENT FOR THE SUBJECT
 LANDS AS SUCH, ANY EASEMENTS,
 RIGHTS-OF-WAY, RESTRICTIONS OR
 OTHER TITLE MATTERS THAT MAY
 BE CONTAINED THEREIN ARE NOT
 SHOWN ON THIS SURVEY.

LEGEND

- FENCE
- POWER POLE
- MONUMENT, FOUND
- SURVEY MARKER (FOUND/SET)
- CALCULATED
- DEED
- R.L.
- RECORD
- MEASURED
- CONFORMS SCHEDULE "B" ITEMS

WARNING

UNDERSTANDING RECORDS IN AREA
 CONTACT THE OHIO UTILITIES
 DIVISION OF THE CITY OF SYLVANIA
 WORKING DAYS FROM 8 AM TO 5 PM
 EXCAVATION, CONSTRUCTION OR
 CONSTRUCTION. 1-800-362-2784
 CONTRACTOR SHALL NOTIFY AND
 CONTACT ANY UTILITY COMPANIES
 THAT DO NOT PARTICIPATE IN THE
 OHSU SYSTEM.

ZONING

ZONE: R-1
 SINGLE FAMILY RESIDENTIAL LARGE LOT DISTRICT
 REFER TO THE CITY OF SYLVANIA CODED
 ORDINANCE 1117.02
 FRONT YARD FEET: 25'
 REAR YARD FEET: 30'
 SIDE YARD FEET: 7'
 MIN. LOT AREA FEET: 10,000 SF
 MIN. LOT WIDTH FEET: 30'

ENVIRONMENTAL STUDIES

AN ENVIRONMENTAL STUDY, INCLUDING FLOODPLAIN DELINEATION,
 WETLAND DELINEATION, PHASE I ENVIRONMENTAL STUDY AND
 HISTORICAL REVIEW IS NOT PART OF THIS WORK. THE CLIENT SHALL
 PROVIDE LEWANDOWSKI ENGINEERS, LLC IF THIS WORK IS REQUIRED.
 LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF ANY
 FIELD DOCUMENTATION FOR THIS SITE, NOR HAS THE FIRM MADE ANY
 FIELD VISITS OF WORKSITES BY A THIRD PARTY TO DETERMINE THE
 PRESENCE OF ANY POTENTIAL WETLANDS.

CERTIFICATION

WE HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES AND RECORD AS RECORDED IN LUCAS COUNTY PUBLIC RECORD 20120333-0013652 AND THAT THE DRAWING IS A CORRECT PLOT THEREOF.
 ALL 1/2" GALVANIZED STEEL PIPE SET BY LEWANDOWSKI ENGINEERS ARE CAPPED WITH THE COMPANY HAVE AND P.L.S. NO. 7476.



LEWANDOWSKI ENGINEERS
 CIVIL ENGINEERS & SURVEYORS
 THE CHIEF BLDG 234 N. ERIE ST.
 TOLEDO, OHIO, 43604
 LEWANDOWSKI@GMAIL.COM
 OFFICE: 419.255.4111

PARCEL SPLIT LAYOUT 3 OF:
**TOWN 9 SOUTH,
 RANGE 6 EAST**
 PART OF THE SOUTHEAST 1/4 OF SECTION 5
 CITY OF SYLVANIA, LUCAS COUNTY, OHIO

DATE: 5/4/17
 DRAWN: HGT/ALA
 CHECKED: MRL
 BOUNDARY: RPL
 TOWN: N/A
 UTILITIES: N/A
 GPS: NAD 83, GEGD-12A, GRID N, S401

SCALE: 1"=20'
 DTD # 49422
 DTD # 49422
 DATUM NAD 83 GGS
 CYL. 3D 2014
 GCS: ARCTIC 9.2
 UTM: 18Q



PRELIMINARY

7610 Erie Street

Sylvania, Ohio 43560

Legal Description

Real property in the City of Sylvania, County of Lucas, State of Ohio, and is described as follows:

A parcel of land in the Southeast corner of the West half (1/2) of the East half (1/2) of the Southeast quarter (1/4) of Section Five (5), Town Nine (9) South, Range Six (6) East, described as follows:

Commencing at the Southeast corner of said West half (1/2) of the East half (1/2) of the Southeast quarter (1/4) of said Section Five (5);

Thence West on the South line of said Section Five (5) a distance of Three (3) chains and Fifty (50) links;

Thence North parallel with the East line of said West half of the East half (1/2) of the Southeast quarter of said Section Five (5) a distance of Five (5) chains and Seventy-two (72) links;

Thence East parallel with the South line of said Section Five (5), a distance of Three (3) chains and Fifty (50) links to the East line of said West half (1/2) of the East half (1/2) of Southeast quarter (1/4) of said Section Five (5);

Thence South on the said East line Five (5) chains and Seventy-two (72) links to the place of beginning, containing Two (2) acres of land, situated in the City of Sylvania, Lucas County, Ohio

TD Parcel: 82-01644

ORDINANCE NO. 31 -2017

AMENDING PART ELEVEN – PLANNING AND ZONING CODE OF THE SYLVANIA CODIFIED ORDINANCES, 1979, AS AMENDED BY AMENDING SECTION 1101.01 – DEFINITIONS AND BY AMENDING SECTION 1153.02 – SPECIAL USES; AND DECLARING AN EMERGENCY.

WHEREAS, the Zoning Administrator has recently been approached about locating an Adult Day Care Center in the City; and,

WHEREAS, inasmuch as the City’s current Zoning Code does not provide for Adult Day Care Centers as a permitted use, it is necessary to amend the Zoning Code to permit such use; and,

WHEREAS, at the April 3, 2017 meeting of Sylvania City Council, this matter was referred to the Zoning and Annexation Committee for its review and recommendation; and,

WHEREAS, the Zoning and Annexation Committee met on April 17, 2017, May 1, 2017 and May 15, 2017 to review and discuss the proposed amendments to the City’s Zoning Code and thereafter recommended that the Zoning Code be amended as set forth on the attached “Exhibit A” and “Exhibit B.”

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

SECTION 1. That Section 1101.52 – Home Occupation, of the Codified Ordinances of Sylvania, 1979, be, and the same hereby is, amended to read as set forth on the attached “Exhibit A.”

SECTION 2. That Section 1101.261 – Adult Day Service Facility, of the Codified Ordinances of Sylvania, 1979, be, and the same hereby is, amended to read as set forth on “Exhibit B.”

SECTION 3. That Section 1153.02 – Special Uses, of the Codified Ordinances of Sylvania, 1979, be, and the same hereby is, amended to read as set forth on “Exhibit C.”

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 this ordinance must be immediately effective to provide for adult day care facilities in the City and to make necessary changes to the Codified Ordinances. 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, _____, 2017, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

1101.52 HOME OCCUPATION.

“Home occupation” means an occupation, profession, activity, or use that is clearly a customary, secondary, and incidental use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood. Home occupations include, but are not limited to the following, “Adult Day Care Facilities” limited to not more than three (3) adults and family day care homes limited to not more than six (6) children. A home occupation is also defined as being a use that:

- (a) Is carried on by an occupant of a dwelling as an accessory activity to the main residential use of the building.
- (b) Does not employ persons on the premises, other than residents of such dwelling.
- (c) Is not reasonably objectionable to adjacent residences due to noise, hours of operation, traffic, electrical interference, etc.
- (d) The physical on-site activity associated with the home occupation is conducted wholly within the dwelling of an accessory or structure.

(Ord. _____-2017. Passed _____-2017.)

“Exhibit A”

1101.261 ADULT DAY SERVICE FACILITY.

As defined in Rule 173-39-02.1 of the Ohio Administrative Code, “Adult day service facility” means a regularly scheduled service delivered at an Adult Day Service Facility, which is a non-institutional, community-based setting and does not provide overnight accommodations. Adult Day Service includes recreational and educational programming to support an individual’s health and independence goals; at least one meal, but no more than two meals per day; and, sometimes, health status monitoring, skilled therapy services, and transportation to and from the Adult day service center.

(Ord. _____-2017. Passed _____-2017.)

“Exhibit B”

1153.02 SPECIAL USES.

* * *

(cc) Adult Day Service Facility in R-3, R-4, B-1, B-1-B, B-2, B-3, B-4, M-1, M-2. Adult Day Service Facilities as defined in Sylvania Codified Ordinance Section 1101.261 and Ohio Administrative Code Chapter 173-39, may be granted a Special Use Permit for serving four or more adults so long as such use meets all applicable federal, state, or local requirements including, but not limited to licensing, health and safety regulations. Hours of operation shall be in accordance with the underlying zoning classification within which the Adult Day Service Facility is located. If none are provided, hours should be specified in the Special Use Permit Application.

(Ord. _____-2017. Passed _____-2017.)

“Exhibit C”

A



City Of Sylvania

SYLVANIA CITY COUNCIL
SHARON M. BUCHER, CLERK

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

From: Sharon Bucher, Clerk of Council

Certificate of Notice

PD-1-2017

5142 Alexis Road
Sylvania, OH 43560

The undersigned Clerk of Council hereby certifies as follows:

- A. Thirty (30) days of time and place of public hearing was published in the The Blade on May 2, 2017.
- B. Written notice of hearings were mailed by first class mail, twenty (20) or more days prior to the scheduled hearing date to all owners of property within, contiguous to, and directly across the street from the subject parcel or parcels, which owners, so notified, are listed as follows:

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

<i>Sharon Bucher</i>	<i>5/3/17</i>
Clerk of Council	Date

PD-1-2017

Amendment to existing Planned Development

82-05182 (5142 W. Alexis Rd, Sylvania, OH 43560)

TD Parcel	Owner	Property Address	City	State	Zip	Mailing Address	Mailing - City, State, Zip
8205375	SYLVANIA CHURCH OF GOD	5205 W ALEXIS RD	SYLVANIA	OH	43560	3000 STRAYER RD	MAUMEE OH 43537 9529
8205178	REGENCY HOSPITAL OF TOLEDO LLC	5216 ALEXIS RD	SYLVANIA	OH	43560	P O BOX 92129	SOUTH LAKE TX 76092
7861171	RIDI REIO LLC	5127 W ALEXIS RD	SYLVANIA	OH	43560	5131 W ALEXIS RD	SYLVANIA OH 43560
7868261	WILLIAMS THOMAS	5151 LANGHAM DR	SYLVANIA	OH	43560	3064 REEN DR	TOLEDO OH 43613 2456
7868274	BARTO CHARLES WM JR	5127 LANGHAM DR	SYLVANIA	OH	43560	5153 LANGHAM	SYLVANIA OH 43560
8293921	ASAD MICKEY M	5147 W ALEXIS RD	SYLVANIA	OH	43560	816 SOUTHBRIAR	TOLEDO OH 43607
7813444	SABRA OHIO LLC A DELAWARE LLC	5757 WHITEFORD RD	SYLVANIA	OH	43560	101 EAST STATE ST	KENNETT SQUARE PA 19348
7813441	SABRA OHIO LLC A DELAWARE LLC	5701 WHITEFORD RD	SYLVANIA	OH	43560	101 EAST STATE ST	KENNETT SQUARE PA 19348
7861174	RIDI REIO LLC	5631 ALEXIS RD	SYLVANIA	OH	43560	5131 W ALEXIS RD	SYLVANIA OH 43560
7868267	WOODS LAWRENCE J & JANET M	5139 LANGHAM DR	SYLVANIA	OH	43560	5145 LANGHAM DR	SYLVANIA OH 43560 1626
8205365	O'REILLY AUTO ENTERPRISES LLC A DELAWARE	5124 W ALEXIS RD	SYLVANIA	OH	43560	P O BOX 06116	CHICAGO IL 60606
7861177	RIDI REIO LLC	5637 ALEXIS RD	SYLVANIA	OH	43560	5131 W ALEXIS RD	SYLVANIA OH 43560
7868264	WOODS LAWRENCE J & JANET M	5145 LANGHAM DR	SYLVANIA	OH	43560	5145 LANGHAM DR	SYLVANIA OH 43560 1626
7868271	BARTO CHARLES WM JR	5135 LANGHAM DR	SYLVANIA	OH	43560	5153 LANGHAM	SYLVANIA OH 43560
8000111	ASAD MICKEY M	5147 W ALEXIS RD	SYLVANIA	OH	43560	1216 N ONTARIO ST	TOLEDO OH 43604 1923

B



City Of Sylvania

SYLVANIA CITY COUNCIL
SHARON M. BUCHER, CLERK

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

From: Sharon Bucher, Clerk of Council

Certificate of Notice

ZA-1-2017

Zoning Change from B-3 to B-5

0 Monroe Street; 0 Monroe Street, 6447, 6457, 6461, 6465, 6465 Monroe St.

Parcel #'s 82-03451, 82-03552, 82-03570, 82-03576, 82-03577, 82-03677, 82-03681, 82-03684
Sylvania, OH 43560

The undersigned Clerk of Council hereby certifies as follows:

- A. Thirty (30) days of time and place of public hearing was published in the The Blade on May 2, 2017.
- B. Written notice of hearings were mailed by first class mail, twenty (20) or more days prior to the scheduled hearing date to all owners of property within, contiguous to, and directly across the street from the subject parcel or parcels, which owners, so notified, are listed as follows:

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

<u>Sharon Bucher</u>	<u>5/3/17</u>
Clerk of Council	Date

ZA-1-2017

Zoning Change from B-3 to B-5

0 Monroe Street; 0 Monroe Street; 6447, 6453, 6457, 6461, 6465, 6465, Monroe St.

Parcel #'s 82-03451, 82-03552, 82-03570, 82-03576, 82-03577, 82-03677, 82-03681, 82-03684

Parcel #	Owner	Property Address	Mailing Address
8203708	LAUX GERALD J TRUSTEE	6503 MONROE ST SYLVANIA OH	43560 3614 PHILMAR DR TOLEDO OH 43623 1833
8203709	GEORGAKOPOULOS KOSTANTINOS & AFRODITI TR	6501 MONROE ST SYLVANIA OH	43560 4444 BROMLEY TOLEDO OH 43623
8210284	SYLVANIA CITY	6517 MONROE ST SYLVANIA OH	43560 6730 MONROE ST STE 201 SYLVANIA OH 43560
8211221	WFZ PROPERTIES LLC A LIMITED LIABILITY C	5615 SUMMIT ST SYLVANIA OH	43560 4801 BONITA BAY # 1002 BONITA SPRINGS FL 34134
8203570	SYLVANIA, CITY OF AN OHIO MUNICIPAL COR	6465 MONROE ST SYLVANIA OH	43560 6730 MONROE ST STE 201 SYLVANIA OH 43560
8208737	CROWNER FAMILY PT	6423 MONROE ST SYLVANIA OH	43560 328 21ST ST TOLEDO OH 43604
8211141	RANSOM FAMILY CORP	6444 MONROE ST SYLVANIA OH	43560 1605 HOLLAND RD STE A-5 MAUMEE OH 43537
8211174	SYLVANIA RA ASSOCIATES LLC AN OHIO LLC	5622 SUMMIT ST SYLVANIA OH	43560 P O BOX 3165 HARRISBURG PA 17105
8203677	SYLVANIA, CITY OF AN OHIO MUNICIPAL COR	6461 MONROE ST SYLVANIA OH	43560 6730 MONROE ST STE 201 SYLVANIA OH 43560
8208727	HAERWIG PROPERTIES, LLC	6407 MONROE ST SYLVANIA OH	43560 6407 MONROE ST SYLVANIA OH 43560
8211161	DAVE WHITE CHEVROLET INC	6446 MONROE ST SYLVANIA OH	43560 5880 MONROE ST SYLVANIA OH 43560 2200
8211177	RANSOM FAMILY CORP AN OH CORP	6440 MONROE ST SYLVANIA OH	43560 1605 HOLLAND RD STE A-5 MAUMEE OH 43537
8203452	HAERWIG PROPERTIES, LLC	6413 MONROE ST SYLVANIA OH	43560 6407 MONROE ST SYLVANIA OH 43560
8203687	GEORGAKOPOULOS KOSTANTINOS & AFRODITI TR	6489 MONROE ST SYLVANIA OH	43560 4444 BROMLEY TOLEDO OH 43623
8203707	LAUX GERALD J TRUSTEE	6501 MONROE ST SYLVANIA OH	43560 3614 PHILMAR DR TOLEDO OH 43623 1833
8208734	CROWNER FAMILY PT	6417 MONROE ST SYLVANIA OH	43560 328 21ST ST TOLEDO OH 43604
8210315	HUNIFY INVESTMENTS & PROPERTIES LLC AN O	5470 MAIN ST SYLVANIA OH	43560 6711 MONROE ST BLDG IV SYLVANIA OH 43560
8203575	LOUISVILLE TITLE AGENCY FOR NW OHIO INC	5520 MAIN ST SYLVANIA OH	43560 457 S REYNOLDS RD # 115 TOLEDO OH 43615
8210274	LAUX GERALD J TRUSTEE	6511 MONROE ST SYLVANIA OH	43560 3614 PHILMAR DR TOLEDO OH 43623 1833
8203564	P & J REALTY CO	6433 MONROE ST SYLVANIA OH	43560 6433 MONROE ST SYLVANIA OH 43560
8210314	HUNIFY INVESTMENTS & PROPERTIES LLC AN O	5470 MAIN ST SYLVANIA OH	43560 6711 MONROE ST BLDG IV SYLVANIA OH 43560
8211204	DAVE WHITE CHEVROLET INC	6470 MONROE ST SYLVANIA OH	43560 5880 MONROE ST SYLVANIA OH 43560 2200
8203566	SYLVANIA CITY OF	5416 MAIN ST SYLVANIA OH	43560 6730 MONROE ST STE 201 SYLVANIA OH 43560
8208731	CROWNER FAMILY PT	6413 MONROE ST SYLVANIA OH	43560 328 21ST ST TOLEDO OH 43604
8211171	DAVE WHITE CHEVROLET INC	6454 MONROE ST SYLVANIA OH	43560 5880 MONROE ST SYLVANIA OH 43560 2200
8211181	DAVE WHITE CHEVROLET INC	6460 MONROE ST SYLVANIA OH	43560 5880 MONROE ST SYLVANIA OH 43560 2200