

Sylvania City Council

September 20, 2021

6:30 p.m. Public Hearing

Proposed Ordinance No. 54-2021 (Cancelled)

7:30 p.m. Council Meeting

Agenda

1. Roll call. Mrs. Cappellini, Mr. Frye, Mr. Haynam, Mr. McCann, Mr. Richardson, Ms. Stough, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Ms. Stough.
3. Additions to the agenda.
4. Approval of the regular council meeting minutes of September 7, 2021.
5. Mayor's Proclamations to Dave Spiess and Andy Babula for Active Officials of the Year Awards.
6. Proposed Ordinance No. 64-2021, Granting a Special Use Permit to allow the placement of a 130' Wireless Communication Facility with a 10' Lighting Rod for a total height of 140' behind the Sylvania Northview High School property at 5403 Silica Drive.
7. Economic Development Director's report on Planning Services to study the feasibility of creating a Tax Increment Financial District.
 - a. Proposed Ordinance No. 65-2021 Accepting the proposal of Reveille to provide Economic Development Planning Services to study the feasibility of creating a Tax Increment Finance District.
8. Proposed Resolution No. 10-2021, Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.
9. Proposed Ordinance No. 66-2021, Amending Section 139.02 of the Codified Ordinances of Sylvania, 1979, as amended by adding a title and hourly rate for part-time custodians.
10. Proposed Resolution No. 11-2021, Affirming "The 5 I's of Disability Justice" and committing to use the "5 I's of Disability Justice" Framework in City Policy Review and Development.
11. Liquor Permits:
 - a. Speedway, LLC dba Speedway 3670, 6601 Monroe Street, Sylvania, OH 43560.
 - b. Speedway, LLC dba Marathon #8594, 6700 Sylvania Avenue, Sylvania, OH 43560.

12. Set 2022 Schedule – City Council Meetings and Trick-Or-Treat
 - a. Set regular Council meetings.
 - b. Set Trick-Or-Treat date and time. (October 31, 2022 is a Monday)
13. Committee reports.
14. Committee referrals.

INFORMATION

- A. August 2021 Bank Reconciliation.

Minutes of the Meeting of Council
September 7, 2021

The Council of the City of Sylvania, Ohio met in regular session on September 7, 2021 at 7:30 p.m. with Mayor Stough in the chair. Roll was called with the following members present: Katie Cappellini, Mark Frye, Doug Haynam, Brian McCann, Patrick Richardson, Mary Westphal, Lyndsey Stough; (7) present; (0) absent.

Roll call:
All present.

Pledge of Allegiance to the United States of America led by Mr. Richardson.

Pledge of
Allegiance.

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

The following items have been added to the agenda:

- 7a. Proposed Ordinance No. 63-2021.
- 14a. Zoning & Annexation Commission Meeting report for this date.
- 14b. Board Appointments discussion.

Mr. Frye moved, Mr. Haynam seconded to approve the agenda; roll call vote being: Cappellini, Frye, Haynam, McCann, Stough, Richardson, Westphal; (7) yeas; (0) nays. The motion carried.

Agenda approval.

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

Mr. Frye presented the August 16, 2021 meeting minutes. Mr. Frye moved, Mr. Haynam 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 August 16, 2021 be approved; roll call vote being: Frye, Haynam, McCann, Richardson, Westphal, Stough, Cappellini, (7) yeas; (0) nays. The motion carried.

Approval of the
August 16, 2021
meeting minutes.

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

Andi Erbskorn, Executive Director of Heritage Sylvania provided an update on the new vision for the Heritage Sylvania campus. Ms. Erbskorn stated they hired Tim Bockbrader of Edge to provide planning and design of the green space, Sister City garden and the museum to unite these spaces with the downtown to provide a community space for celebrations, events, gathering, etc. along with preservation of the history. The Lathrop House will be included in this planning.

Heritage
Sylvania update.

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

Maria Gagnon, Executive Director of Sylvania Prevention Alliance provided an update on the activities and rebranding of the former SCAT program. The vision and mission has changed to include not only drugs and alcohol but gaming, social media, bullying, mental health, etc. along with adding programs to the Junior high school. The Red

Sylvania
Prevention
Alliance update.

Minutes of the Meeting of Council
September 7, 2021

Ribbon Week will be October 2nd for the elementary children under the new name of Red Ribbon Healthy Choices Week.

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

Mr. Frye provided a report on public hearing SUP-3-2021, from “B-2”, General Business District to “B-2 SUP”, General Business District Special Use Permit from Masjid Saad Foundation for property located at 5225 West Alexis Rd, Sylvania, Ohio. Mr. Frye stated no one spoke in favor or opposition of the application, and had one question from the audience.

Report of P.H.
SUP-3-2021,
Masjid Saad
Foundation.

Mr. Frye presented and read aloud by title only, proposed Ordinance No. 63-2021, a written copy of same having been previously furnished to each member of Council, “Granting a Special Use Permit to allow the operation and expansion of a church and a school at 5225 W. Alexis Road, Sylvania, Ohio, on the application of Ghaleb Abualhana, on the recommendation of the Municipal Planning Commission; and declaring an emergency”; Mr. Frye moved, Mr. Haynam seconded for passage of Ordinance No. 63-2021 as an emergency measure; roll call vote being: Richardson, Stough, Westphal, Cappellini, Frye, Haynam, McCann, (7) yeas; (0) nays. The motion carried.

Ordinance No.
63-2021,
“Granting a
Special Use
Permit....5225
W. Alexis Rd.

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

Mr. Sanford provided an update of the Downtown Tax Increment Financing (TIF). Sanford provided a TIF timeline with estimated dates on the process of implementation. Glen Grisdale from Reveille spoke to provide an overview of facts for consideration during the planning and implementation including the Ohio Revised Code sections that pertain to this process.

Downtown TIF
update.

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

Service Director’s report on the Sylvania River Trail Hybrid Beacon Project was placed on file. Mrs. Westphal moved, Mr. Haynam seconded to authorize the Clerk to advertise for bids for the signal on Harroun Road at the Sylvania River Trail crossing. Roll call vote being: McCann, Richardson, Stough, Westphal, Cappellini, Frye, Haynam, (7) yeas; (0) nays. The motion carried.

Advertise for
bids for Sylvania
River Trail
Hybrid Beacon.

Minutes of the Meeting of Council
September 7, 2021

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 60-2021, a written copy of same having been previously furnished to each member of Council, "Approving the banner application of the Sylvania Area Chamber of Commerce; authorizing the Zoning Administrator to indicate such approval on behalf of the City of Sylvania; and declaring an emergency"; Mr. Haynam moved, Ms. Stough seconded for passage of Ordinance No. 60-2021 as an emergency measure; roll call vote being: Richardson, Stough, Westphal, Cappellini, Frye, Haynam, McCann, (7) yeas; (0) nays. The motion carried.

Ordinance No. 60-2021, "Approving the banner app for Syl. Area Chamber of Commerce."

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

Mr. Frye presented and read aloud by title only, proposed Ordinance No. 61-2021, a written copy of same having been previously furnished to each member of Council, "Approving the Mayor and Director of Finance to enter into an agreement with the Board of Commissioners of Lucas County, Ohio for Electronic Monitoring Services for the Sylvania Municipal Court; and declaring an emergency"; Mr. Frye moved, Mrs. Westphal seconded for passage of Ordinance No. 61-2021 as an emergency measure; roll call vote being: Stough, Westphal, Cappellini, Frye, Haynam, McCann, Richardson, (7) yeas; (0) nays. The motion carried.

Ordinance No. 61-2021, "Approving agreement with Lucas County Commissioners for Electronic Monitoring Svcs. for Sylvania Court.

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

Police Chief Schnoor's report on the purchase of a 2021 police vehicle was placed on file. Mr. Frye presented and read aloud by title only, proposed Ordinance No. 62-2021, a written copy of same having been previously furnished to each member of Council, "Authorizing the Mayor and Director of Finance to accept the proposal of Yark Automotive for the purchase of one new 2021 Dodge Durango for the Sylvania City Police Department; appropriating funds therefore in the amount of \$32,712; and declaring an emergency." Mr. Frye moved, Mrs. Westphal seconded for passage of Ordinance No. 62-2021 as an emergency measure; roll call vote being: Stough, Westphal, Cappellini, Frye, Haynam, McCann, Richardson, (7) yeas; (0) nays. The motion carried.

Ordinance No. 62-2021; "Authorizing.... the purchase of one police vehicle...."

Minutes of the Meeting of Council
September 7, 2021

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

Service Director's report on obsolete equipment was placed on file. Mrs. Westphal moved, Mr. Richardson seconded to approve to auction a 2005 Ford F250 Truck and a 2006 Ford 250 Truck on GovDeals as these vehicles are no longer of use to the City. Roll call vote being: Westphal, Cappellini, Frye, Haynam, McCann, Richardson, Stough, (7) yeas; (0) nays. The motion carried.

Approval to
auction 2 Ford
F250 trucks on
GovDeals.com.

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

Mr. Haynam reported on the Zoning & Annexation Committee meeting held on this date to continue the discussion SUP-1-2021, Cell Tower at Northview High School grounds. Mr. Haynam stated the Committee reviewed the criteria, took comments and observations from committee and council members with the decision to request the law department to prepare legislation on SUP-1-2021 consistent with the Plan Commission's recommendation for a vote at next council meeting.

Report on Z & A
Com Mtg.
regarding Cell
Tower at
Northview H.S.

Mr. Richardson, Chair of the Employee & Community Relations Committee stated that there are two positions open on the Board of Zoning Appeals at the end of the year. He stated the existing members will be contacted along with posting the positions on the city's website for review and interviews.

BZA Open
positions.

Mayor Stough stated all agenda items have been addressed.

Mr. Frye moved, Mr. McCann seconded to adjourn at 8:50 p.m. Roll call vote being: Haynam, McCann, Richardson, Stough, Westphal, Cappellini, Frye, (7) yeas; (0) nays.

Adjournment.

Clerk of Council

Mayor

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ORDINANCE NO. 64 -2021

GRANTING A SPECIAL USE PERMIT TO ALLOW THE PLACEMENT OF A 130' WIRELESS COMMUNICATION FACILITY WITH A 10' LIGHTNING ROD FOR A TOTAL HEIGHT OF 140' BEHIND THE SYLVANIA NORTHVIEW HIGH SCHOOL PROPERTY AT 5403 SILICA DRIVE, SYLVANIA, OHIO, ON THE APPLICATION OF STEPHEN E. CARR, AGENT FOR CELLCO PARTNERSHIP dba VERIZON WIRELESS AND TARPON TOWERS II, LLC, ON THE RECOMMENDATION OF THE MUNICIPAL PLANNING COMMISSION; AND DECLARING AN EMERGENCY.

WHEREAS, Application SUP-1-2021, dated January 20, 2021, was by Stephen E. Carr, Agent for Cellco Partnership dba Verizon Wireless dba Tarpon Towers II, LLC, one (1) or more of the owners, lessees or occupants of the proposed cell tower location behind Sylvania Northview High School, 5403 Silica Dr., Sylvania, Ohio, presented to the Clerk of this Council and by the Clerk presented to Council on February 16, 2021, and the same thereupon was duly referred to the Municipal Planning Commission for consideration, recommendation and report; and,

WHEREAS, the Municipal Planning Commission considered said Application on March 10, 2021, and by report dated March 11, 2021, recommended the approval of such request, which recommendations was as follows:

“Mayor Stough moved, Ms. Lindhuber seconded to recommend to Council to approve the Special Use Permit request with the requirement that all of the three of the following issues proposed by Doug Haynam in City Council’s referral to the Planning Commission be met, and confirmed, by submitting in writing to City Council:

- 1) The tower will be constructed and maintained in accordance with the nationally recognized standard for cell tower construction and maintenance.
- 2) The owner and operator of the tower will annually certify that the tower is physically and structurally safe, robust and sound and meets or exceeds all current nationally recognized standards for cell tower construction and maintenance.
- 3) That the owner will be obligated to decommission the tower at the end of the useful life of the tower, and to provide the city prior to initiating construction of the tower with financial assurance that there will be sufficient funds to decommission the tower at the end of the useful life of the tower, and further that such financial assurance shall be in the form approved by the City, which may include establishment of a performance bond, a trust fund or other insurance.

Vote being: Stough, Lindhuber, Fischer, Schaaf and Marciniak (5) aye; (0) nay.
Motion passed by a 5 to 0 vote.”

WHEREAS, this Council established April 19, 2021, at 5:30 p.m., as the date and time for the Public Hearing before this Council on said Application; and,

WHEREAS, such Hearing was advertised pursuant to the Codified Ordinances of the City and notices given as required and the Hearing was duly held at the date, time and location specified in the notices and advertisements; and,

WHEREAS, said Application was considered by Council on April 19, 2021 and several members of the public attended via Zoom and provided information and comments regarding the proposed special use permit; and,

WHEREAS, thereafter, 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 3, 2021 and September 7, 2021 and again members of the committee heard public comment for and against the proposed special use permit; and,

WHEREAS, at the conclusion of the Zoning and Annexation Committee meeting on September 7, 2021, the Committee recommended legislation be prepared consistent with the Municipal Planning Commission’s recommendation to grant the Special Use Permit with the conditions as referenced in the Plan Commission Minutes of March 11, 2021; and,

WHEREAS, at the Council meeting on September 7, 2021, ordered the preparation of the necessary legislation granting such Permit under Section 1153.02(q); and,

WHEREAS, all things required by law, the Charter of the City of Sylvania, Ohio, and the Ordinances of the City of Sylvania, Ohio, to be done before said Special Use may be granted, have been done.

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

SECTION 1. That the recommendation of the Municipal Planning Commission to grant a Special Use Permit, on Application SUP-1-2021 of Stephen E. Carr, Agent for Cellco Partnership dba Verizon Wireless and Tarpon Towers II, LLC to allow the placement of a 130' wireless communication facility with a 10' lightning rod for a total height of 140' behind the Sylvania Northview High School property as shown on Exhibits A and B to Application SUP-1-2021, be, and the same hereby is, approved subject to the following conditions:

- 1) The tower will be constructed and maintained in accordance with the nationally recognized standard for cell tower construction and maintenance.
- 2) The owner and operator of the tower will annually certify that the tower is physically and structurally safe, robust and sound and meets or exceeds all current nationally recognized standards for cell tower construction and maintenance.
- 3) That the owner will be obligated to decommission the tower at the end of the useful life of the tower, and to provide the city prior to initiating construction of the tower with financial assurance that there will be sufficient funds to decommission the tower at the end of the useful life of the tower, and further that such financial assurance shall be in the form approved by the City, which may include establishment of a performance bond, a trust fund or other insurance.

SECTION 2. That the Secretary of the Municipal Planning Commission is hereby authorized and directed to make said changes, provided by the Special Use Permit herein granted, on the current official zoning maps.

SECTION 3. That the Clerk of Council is hereby authorized and directed to provide Applicant with a certified copy of this Ordinance.

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 immediate provision should be made for the orderly growth and development of this City so that the construction and installation of the wireless communication facility may proceed without delay. 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 this Charter.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2021, as an emergency measure.

ATTEST:

President of Council
APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

September 20, 2021

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MEMO

To: Mayor Stough & City Council
Fm: Bill Sanford
Re: Planning Proposal

After the City Council meeting on September 7, 2021, I asked Glenn Grisdale of Reveille for a proposal to assist the City of Sylvania in establishing a TIF District in our Downtown.

Reville will recommend to us when we should establish a TIF and what should be the length of the term of our TIF.

I support working with Reveille as this is our first TIF in Sylvania and it is important to get this right and to do it in a timely manner. Reveille will be able to help us accomplish just that.

I support passage of this legislation and see the cost (not to exceed \$6,500) as a wise investment on the City's part as we move forward in getting a TIF established.

7a

ORDINANCE NO. 65 -2021

ACCEPTING THE PROPOSAL OF REVEILLE TO PROVIDE ECONOMIC DEVELOPMENT PLANNING SERVICES TO STUDY THE FEASIBILITY OF CREATING A TAX INCREMENT FINANCING DISTRICT; APPROPRIATING FUNDS THEREFORE IN AN AMOUNT NOT TO EXCEED \$6,500; AND DECLARING AN EMERGENCY.

WHEREAS, at the July 19, 2021 meeting of Sylvania City Council, the Economic Development Director provided an update on creating a tax increment financing ("TIF") district and, thereafter, Council referred this issue to the Finance Committee for further study, review and recommendation; and,

WHEREAS, the Finance Committee met on August 16, 2021 to review the issues and procedure involved in the creation of a tax increment financing district, and,

WHEREAS, at the September 7, 2021 meeting of Sylvania City Council, the Economic Development Director provided an update on the TIF and Glen Grisdale, Principal of Reveille, made a presentation the creation of a TIF and the steps involved to create a TIF; and,

WHEREAS, the Economic Development Director has recommended that the proposal of Reveille to assist the City in determining the feasibility of creating a tax increment financing district as recommended in the downtown plan completed earlier this year in an amount not to exceed \$6,500.

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 Reveille in an amount not to exceed the total sum of Six Thousand Five Hundred Dollars (\$6,500.00) to provide economic development planning services to determine the feasibility of creating a tax increment financing district, is hereby approved and accepted.

SECTION 2. That the Director of Economic Development promptly give notice to said consultants to proceed under the proposal hereby approved and accepted.

SECTION 3. That to provide funds for said consulting services hereby authorized, there is hereby appropriated from the **GENERAL FUND** from funds therein not heretofore appropriated to **Account No. 110-7320-51294 – Special Projects** an amount not to exceed Six Thousand Five Hundred Dollars (\$6,500.00).

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 professional services should commence at the earliest possible time and therefore this Ordinance 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 on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2021, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR**

(CITY COUNCIL)

REVISED CODE, SECS. 5705.34-5705.35

The Council of the **City of Sylvania**, Lucas County, Ohio, met in regular session on the
20th day of September 2021, at the office of City Council

with the following members present:

Mr/Mrs. _____ moved the adoption of the following Resolution:

WHEREAS, The Budget Commission of Lucas County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill limitation; therefore, be it

RESOLVED, By the Council of the **City of Sylvania**, Lucas County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A
SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY
BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Com- mission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column II	Column IV	V	VI
General Fund (CHARTER)	225,000	910,000	2.00	0.50
General Bond Retirement Fund	680,000			1.50
Police Pension	365,000	135,000	0.30	0.80
TOTAL	1,270,000	1,045,000	2.30	2.80

SCHEDULE B
LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to Be levied	County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column II)			
GENERAL FUND:					
Current Expense Levy authorized by voters on					
for not to exceed _____ years. _____, 20					
Current Expense Levy authorized by voters on					
for not to exceed _____ years. _____, 20					
Total General Fund Outside 10 mill Limitation.	0.50	225,000			
Park Fund: Levy authorized by voters on					
for not to exceed _____ years.					
Total Police Pension Fund Outside Mills	0.80	365,000			
Total Bond Retirement Fund Outside Mills	1.50	680,000			
Total	2.80	1,270,000			

and be it further

RESOLVED, That the Clerk of this Council be, and is hereby directed to certify a copy of this Resolution to the County Auditor of said County; and be it further

RESOLVED, That the Clerk of this 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.

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. 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 this Charter.

Vote dispensing with the Second and Third Readings: Yeas _____ Nays _____

_____ seconded the Resolution and the roll being called upon its adoption
the vote resulted as follows:

_____	Cappellini	_____
_____	Frye	_____
_____	Haynam	_____
_____	McCann	_____
_____	Richardson	_____
_____	Stough	_____
_____	Westphal	_____

Adopted the _____ day of _____, 2021 as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

ORDINANCE NO. 66 -2021

AMENDING SECTION 139.02 OF THE CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED BY ADDING A TITLE AND HOURLY RATE FOR PART-TIME CUSTODIANS; AND DECLARING AN EMERGENCY.

WHEREAS, in order to provide efficient and secure maintenance and cleaning of City Hall and the Police Department/Council Chambers, the Directors of Public Safety and Personnel have recommended that part-time custodial positions be established as part-time City of Sylvania employees.

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

SECTION 1. That Section 139.02(b) of the Codified Ordinances of Sylvania, 1979, as amended, be and it is, hereby further amended to read as set forth on the attached "Exhibit A" effective on and after September 21, 2021.

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 part-time custodian position and hourly rate should be provided for 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 this Charter.

Vote dispensing with the second and third readings:

Yeas _____
Nays _____

Passed, _____, 2021, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Law

Director of

APPROVED:

Mayor

Date

139.02 CONTENT AND COVERAGE OF THE COMPENSATION PLAN.

b) There are hereby created the following special temporary, part-time or seasonal positions:

<u>Title</u>	<u>Rate (Hourly)</u>
Filing Clerk I	\$10.38
Filing Clerk II	10.51
Filing Clerk III	11.06
Engineering Intern I	12.61
Custodian	15.00

(Ord. ____-2021. Passed ____-2021.)

“Exhibit A”

RESOLUTION NO. 11 -2021**AFFIRMING “THE 5 I’S OF DISABILITY JUSTICE” AND
COMMITTING TO USE THE “5 I’S OF DISABILITY JUSTICE”
FRAMEWORK IN CITY POLICY REVIEW AND DEVELOPMENT; AND
DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania is committed to continuing to build a welcoming, inclusive and equitable community for all of its residents, and is particularly committed to developing policy that addresses key barriers faced by people with disabilities; and,

WHEREAS, the “5 I’s of Disability Justice” is a policy framework built on foundational values to which self-advocates and activists within the disability movement dedicated themselves for the latter half of the 20th century including Involvement, Independence, Inclusion, Implementation and Intersectionality, and when used by policymakers, ensures the creation of truly disability friendly public policy; and,

WHEREAS, this policy framework will be applied to all City policy development in the areas of employment, education, housing, healthcare, transportation, physical access, and social opportunity; and,

WHEREAS, the commitment to applying this policy framework early in the formulation stage of policy development will result in the creation of policy that can effectively and efficiently be implemented to create a more inclusive environment that fosters and promotes independence for those individuals with disabilities

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

SECTION 1. That the 5 I's of Disability Justice Policy Framework is hereby adopted for use in the development of City policies to assure inclusion for individuals with disabilities in the areas of employment, education, housing, healthcare, transportation, physical access and social opportunity.

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

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

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the 5 I's of Disability Justice should be approved at the earliest possible time. Provided this Resolution receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by this Charter.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2021, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL **lla**
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189940935		STCK	SPEEDWAY LLC
PERMIT NUMBER		TYPE	DBA MARATHON #8594
ISSUE DATE		6700 SYLVANIA AV	
05 17 2021		SYLVANIA OHIO 43560	
FILING DATE			
C1 C2 D6			
PERMIT CLASSES			
48	077	A	F26086
TAX DISTRICT			RECEIPT NO.

FROM **09/14/2021**

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED **09/14/2021**

RESPONSES MUST BE POSTMARKED NO LATER THAN. **10/15/2021**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 8418994-0935

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF SYLVANIA CITY COUNCIL
6730 MONROE ST
SYLVANIA OHIO 43560

check # 530088 \$2200

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

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



APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: Speedway LLC d/b/a Speedway 8116		Permit Premises Address: 6700 Sylvania Avenue Sylvania AK Swanton OH 43560 F026086 AK	
Liquor Permit Number(s): 8418994-0935	Federal Tax ID Number:		
Email Address: l i c e n s i n g @ s p e e d w a y . c o m			

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau c/o GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602: 813-273-5000

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) MPC Investment LLC	FEIN:	Member	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest 100 %	N/A
2) Timothy T. Griffith	SSN:	President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3) Glenn M. Plumby	SSN:	Executive Vice President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4) David E. Ball	SSN:		<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) SEI Speedway Holdings, LLC	FEIN:	Member	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest 100 %	N/A
2) Timothy T. Griffith	SSN	President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3) Glenn M. Plumby	SSN:	Executive Vice President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4) David E. Ball	SSN:	General Counsel/ Secretary	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005

<http://www.com.ohio.gov/liqr>

APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING



PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name:

Speedway LLC d/b/a Speedway 8116

Permit Premises Address:

6700 Sylvania Avenue

Liquor Permit Number(s):

8418994-0935

Federal Tax ID Number:

Swanton

OH 43560

Email
Address:

l i c e n s i n g @ s p e e d w a y . c o m

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau c/o GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

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PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
2)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
2)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL **116**
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

84189942175		STCK	SPEEDWAY LLC DBA SPEEDWAY 3670 6601 MONROE ST SYLVANIA OHIO 43560
PERMIT NUMBER		TYPE	
ISSUE DATE			
05 17 2021			
FILING DATE			
C1 C2 D6			
PERMIT CLASSES			
48	077	A	F26087
TAX DISTRICT			RECEIPT NO.

FROM 09/14/2021

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 09/14/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/15/2021

IMPORTANT NOTICE

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WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A STCK 8418994-2175**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF SYLVANIA CITY COUNCIL
6730 MONROE ST
SYLVANIA OHIO 43560

Office Hours
8:00 a.m. - 5:00 p.m.
For Questions call
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Ohio Department of Commerce - Division of Liquor Control
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APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS
PROCESSING FEE \$100.00

CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING



PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name:

Speedway LLC d/b/a Speedway 8117

Permit Premises Address:

6601 Monroe Street

Liquor Permit Number(s):

8418994-2175

Federal Tax ID Number:

Swanton

OH 43560

Email
Address:

l i c e n s i n g @ s p e e d w a y . c o m

Attorney's Name, Address and Telephone Number (If represented):

Richard Blau c/o GrayRobinson, P.A., 401 E. Jackson Street, Suite 2700, Tampa, FL 33602; 813-273-5000

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PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW

Section A - PREVIOUS List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
2)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

Section B - REVISED List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) Carina Eckard Duffy	SSN:	Treasurer	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
2)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
3)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)			<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

**CITY OF SYLVANIA, OHIO
SCHEDULE OF REGULAR MEETINGS FOR THE YEAR 2022**

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

3 City Council Monday
12 Plan Commission Wed
18 City Council Tuesday

FEBRUARY

7 City Council Monday
16 Plan Commission Wed
22 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

City of Sylvania

Bank Reconciliation

August 2021

A

Ending balance for July 2021	33,404,052.56
Add: Monthly Receipts	<u>4,377,178.72</u>
Subtotal	\$ 37,781,231.28
Less: Monthly Disbursements	<u>3,005,283.88</u>
Ending balance for August 2021	\$ 34,775,947.40

Less:	
CD Metamora Bank	\$ (2,176,639.59)
Star Ohio	(82,339.72)
Petty Cash (1)	(2,050.00)
Cemetery Savings	(1,062.86)
Toledo Community Fund	(31,803.18)
Key Bank Securities	(8,173.68)
5/3rd Securities	(8,185,901.39)
SJS Account	(5,860,432.08)
Morgan Stanley Investment	
UBS Financial	(7,423,675.22)
Premier Bank (CD)	(2,100,782.56)
Key Bank (CD)	(1,048,400.00)
Sylvania Township Bonds	(155,000.00)
	\$ 7,699,687.12

Paramount Bill post in 9/2021	(33,028.56)
P/R posting	20.44

(1)	\$ 7,666,679.00
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	\$ 7,875,135.87
Deposit in Transit:	
Income Tax	7,493.89
General Deposit	18,446.87

Subtotal	\$ 7,901,076.63
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Less: Outstanding Checks (2)	234,397.63
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Adjusted Bank Balance	\$ 7,666,679.00
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(2)	
July Outstanding Checks	\$ 231,592.01

Checks written this month	1,398,471.45
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Subtotal	\$ 1,630,063.46
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Checks Cleared this month	(1,395,665.83)
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August Outstanding Checks	\$ 234,397.63
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Toby Schroyer
Director of Finance, City of Sylvania