

Sylvania City Council

June 16, 2025

7:30 p.m. Council Meeting

Agenda

1. Roll call: Mr. Hansen, Mr. Haynam, Mr. McCann, Mr. Murphy, Mr. Richardson, Ms. Stough, Mrs. Westphal.
2. Pledge of Allegiance to the United States of America led by Mr. McCann.
3. Additions to the agenda.
4. Approval of the Council meeting minutes from June 2, 2025.
5. Pumping Station Roof Replacement (2025)-Change Order No. 1 (Final).
 - a. Service Director's letter recommending approval of this change order.
 - b. Proposed Ordinance No. 69-2025, Authorizing the Mayor and Director of Finance to approve Change Order No. 1 (Final) to this City's agreement with Freedom Roofing, Windows and Siding, LLC relative to this project.
6. Fricker's Property at 6339 Monroe Street.
 - a. Service Director's letter requesting approval of easement & authorization for payment.
 - b. Proposed Ordinance No. 70-2025, Accepting an easement from Baumgartner, LLC for drainage and storm sewer purposes relative to this property.
 - c. Service Director's letter requesting approval of proposal.
 - d. Proposed Ordinance No. 71-2025, Accepting the proposal of Ohio Excavating for storm sewer replacement relative to this property.
7. Main St. Reconstruction Project-Change Order No. 3 (Final).
 - a. Service Director's letter recommending approval of this change order.
 - b. Proposed Ordinance No. 72-2025, Authorizing the Mayor and Director of Finance to approve Change Order No. 3 (Final) to this City's Agreement with Geddis Paving & Excavating relative to this project.
8. Petition for Zoning Ordinance Amendment No. SUP-2-2025 from Perrysburg Energy (on behalf of the Sisters of St. Francis) at 6832 Convent Blvd, for carport solar canopies in parking lots B & C. (Council referral to the Planning Commission for review & recommendation and set Public hearing for September 2, 2025)
9. Service Director's letter requesting obsolete equipment be put on GovDeals.com for disposal.
10. Proposed Ordinance No. 73-2025, To authorize and ratify the execution of Then and Now Certificates by the Finance Director and the payment amounts due for various purchase orders.
11. Committee reports.
12. Committee referrals.

Minutes of the Meeting of Council
June 2, 2025

4

The Council of the City of Sylvania, Ohio met in regular session on June 2, 2025 at 7:30 p.m. with Mayor Frye in the chair. Roll was called with the following members present: Marcus Hansen, Doug Haynam, Brian McCann, Shawn Murphy, Patrick Richardson, Lyndsey Stough, Mary Westphal; (7) present; (0) absent.

Roll call:
All present.

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

Pledge of
Allegiance.

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

The following items were added to the agenda:

Additions to the
agenda.

Item 16. – Executive Session to discuss pending litigation.

Item 13a. – Proposed Ordinance No. 67-2025, Then & Now Certificates.

Item 5b. – Ordinance No. 68-2025, SUP-1-2025.

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

Agenda approval.

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

Mrs. Westphal presented the May 19, 2025 regular meeting minutes. Mrs. Westphal moved, Mr. McCann 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 19, 2025 be approved; roll call vote being: Stough, Westphal, Hansen, McCann, Richardson, Murphy, Haynam; (7) yeas; (0) nays. The motion carried.

Approval of
May 19, 2025
Council meeting
minutes.

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

Mrs. Westphal gave a brief report from the Public Hearing held this date on SUP-1-2025, KIF Properties, Ltd. request for zoning change at 5834 Monroe St., Suite M-N from a restaurant to Crossview Community Church. No public in attendance, therefore no opposition to the request. Mr. Haynam moved, Mr. Hansen seconded to advance legislation to Council for approval; roll call vote being: Westphal, Hansen, McCann, Richardson, Murphy, Haynam, Stough; (7) yeas; (0) nays. The motion carried.

Report from
Public Hearing
on SUP-1-2025
held this date.

Mayor Frye stated that Council will now consider added agenda item 5b.

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 68-2025, a written copy of same having been previously furnished to each member of Council "Granting a Special Use Permit to permit the operation of a church in Suites M and N at 5834 Monroe Street, Sylvania, Ohio, on the application of Theodore Iorio, General Partner of KIF Properties, Ltd., on the recommendation of the Municipal Planning Commission; and declaring an emergency."; Mrs. Westphal moved, Mr. Haynam seconded for passage of Ordinance No. 68-2025 as an emergency measure; roll call vote being: Richardson, McCann, Hansen, Westphal, Haynam, Murphy, Stough; (7) yeas; (0) nays. The motion carried.

Ordinance No.
68-2025, "...
Granting a
SUP...Church
Operation...
5834 Monroe
St."

Minutes of the Meeting of Council
June 2, 2025

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

City resident, Paul Hamel of 5327 Quarry Side Drive, addressed City Council on his concerns regarding the utility pole at the intersection of Little Road and Centennial Road; he would like it removed. Mr. Hamel distributed photos to Council of the warning sign on the pole that has been repeatedly hit by vehicles because of the location being too near the intersection making it difficult for vehicles to turn onto and off of Little Road. Service Director, Joe Shaw, explained the difficulty of removing the pole as there is no available right-of-way to move it to. The administration will continue to monitor this situation.

Mr. Hamel speaks on Little & Centennial intersection problems.

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

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 61-2025, "Authorizing the Mayor and Director of Finance to enter into an amendment to the agreement on behalf of the City of Sylvania between the City of Sylvania and the Board of Lucas County Commissioners for the Suburban Court services Program; appropriating \$20,000 therefore; and declaring an emergency; Mrs. Westphal moved, Ms. Stough seconded for passage of Ordinance No. 61-2025 as an emergency measure; roll call vote being: Haynam, Westphal, McCann, Murphy, Stough, Hansen, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 61-2025, "... Amendment to Agreement... Suburban Court Services..."

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 62-2025, "Amending Part Five – General Offenses Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Chapter 555 - Weeds; and declaring an emergency; Mr. Haynam moved, Mr. McCann seconded for passage of Ordinance No. 62-2025 as an emergency measure; roll call vote being: Stough, Hansen, Westphal, Haynam, McCann, Murphy, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 62-2025, "... Amending Part Five...Chapter 555-Weeds..."

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

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 63-2025, "Amending Part Thirteen – Building Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Chapter 1329 – Nuisance Abatement; and

Refer to Zoning Committee and Set meeting for

Minutes of the Meeting of Council
June 2, 2025

declaring an emergency”; Mrs. Westphal moved, Ms. Stough seconded to refer proposed Ordinance No. 63-2025 to the Annexation & Zoning Committee for discussion and to set the committee meeting for Monday, June 23, 2025 at 5:30pm in Council Chambers, 6635 Maplewood Avenue, Sylvania, Ohio; roll call vote being: Haynam, Westphal, McCann, Murphy, Stough, Hansen, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No.
63-2025 on
6/23/25 at
5:30pm in
Council
Chambers.

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

Service Director’s letter recommending approval of the agreement was placed on file. Mr. Murphy presented and read aloud by title only, proposed Ordinance No. 64-2025, “Authorizing the Mayor and Director of Finance to accept the proposal of the Nature Conservancy to provide invasive species treatments in Harroun Park; appropriating funds therefore in an amount not to exceed \$20,000; and declaring an emergency; Mr. Murphy moved, Mr. Richardson seconded for passage of Ordinance No. 64-2025 as an emergency measure; roll call vote being: Stough, Hansen, Westphal, Haynam, McCann, Murphy, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No.
64-2025, “...
Harroun Park...
Invasive Species
...Nature
Conservancy...”

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

Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 65-2025, a written copy of same having been previously furnished to each member of Council “Providing for the controlling blight and disease of shade trees and for planting, maintaining, trimming and removing shade trees in and along the streets and within public right-of-way of the City of Sylvania; authorizing the Director of Public Service, by and through the proper officers of said City to do said work during the year 2025; establishing one district for said purpose in accordance with the provisions of Section 727.011 of the Revised Code of Ohio; providing for the assessment of the cost and expense thereof upon abutting property; and declaring an emergency.”; Mr. Richardson moved, Mr. Hansen seconded for passage of Ordinance No. 65-2025 as an emergency measure; roll call vote being: Haynam, McCann, Hansen, Richardson, Westphal, Murphy, Stough; (7) yeas; (0) nays. The motion carried.

Ordinance No.
65-2025, “...
Controlling
Blight...Shade
Trees...
Assessments...”

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

Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 66-2025, a

Ordinance No.
66-2025. “...

Minutes of the Meeting of Council
June 2, 2025

written copy of same having been previously furnished to each member of Council “Providing for the construction, maintenance, repair, cleaning and enclosing open drainage ditches located within the corporate limits of the City of Sylvania; authorizing the Director of Public Service, by and through the proper officers of said City to do said work during the year 2025; establishing one district for said purpose in accordance with the provisions of Section 727.012 of the revised Code of Ohio; providing for the assessment of the cost and expense thereof upon abutting property; and declaring an emergency.”; Mr. Hansen moved, Mrs. Westphal seconded for passage of Ordinance No. 66-2025 as an emergency measure; roll call vote being: Haynam, McCann, Hansen, Westphal, Murphy, Stough, Richardson; (7) yeas; (0) nays. The motion carried.

Drainage
Ditches...
Assessments...”

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

Mr. Richardson presented and read aloud by title only, proposed Resolution No. 11-2025, a written copy of same having been previously furnished to each member of Council “Declaring the necessity of lighting the streets in the City of Sylvania, Ohio; determining the manner of providing street lighting and the basis for the property owner’s share of the cost and annual assessment; and declaring an emergency.”; Mr. Richardson moved, Mr. McCann seconded for passage of Resolution No. 11-2025 as an emergency measure; roll call vote being: Richardson, McCann, Hansen, Westphal, Haynam, Murphy, Stough; (7) yeas; (0) nays. The motion carried.

Resolution No.
11-2025, “...
Street Lighting
...Assessment
...”

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

Ms. Stough presented and read aloud by title only, proposed Ordinance No. 67-2025, a written copy of same having been previously furnished to each member of Council “An Ordinance to authorize and ratify the execution of Then and Now Certificates by the Finance Director and the payment of amounts due for various purchase orders; and declaring an emergency.”; Ms. Stough moved, Mr. McCann seconded for passage of Ordinance No. 67-2025 as an emergency measure; roll call vote being: Richardson, McCann, Hansen, Westphal, Murphy, Stough, Haynam; (7) yeas; (0) nays. The motion carried.

Ordinance No.
67-2025, “...
Then & Now
Certificates...”

Mayor Frye stated that Council will now consider added agenda item 16.

Mrs. Westphal moved, Mr. McCann seconded to enter into Executive Session for the purpose of discussion on pending litigation at 8:42pm; roll call vote being: Richardson,

Executive
Session: Pending
Litigation.

Minutes of the Meeting of Council
June 2, 2025

McCann, Westphal, Murphy, Hansen, Stough, Haynam; (7) yeas; (0) nays. The motion carried.

Mrs. Westphal moved, Mr. Murphy seconded to return from Executive Session to General Session at 8:56pm. No decisions were made. Roll call vote being: Stough, Richardson, McCann, Hansen, Westphal, Murphy, Haynam; (7) yeas; (0) nays. The motion carried.

Mayor Frye stated all agenda items have been addressed.

Adjournment.

Mrs. Westphal moved, Mr. McCann seconded to adjourn at 8:57 p.m. Roll call vote being: Murphy, Westphal, Hansen, McCann, Stough, Richardson, Haynam; (7) yeas; (0) nays.

Clerk of Council

Mayor

5a.



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

June 16, 2025

To: The Mayor and Members of Sylvania City Council

Re: **Change Order No. 1 (Final) – Pumping Station Roof Replacements (2025)**

Dear Mr. Mayor and Council Members:

Roof replacement work at three (3) City-owned buildings has been completed by Freedom Roofing, Windows and Siding, LLC from Woodville, Ohio as a part of Pumping Station Roof Replacement Project.

Now that all work items have been completed the Service Department is requesting a final project change order that will capture one quantity overrun to adjust the final contract price. The construction contract included a contingency quantity of 1,000 square feet of decking replacement and the final installed amount was 1,312 square feet. At a bid unit price of \$4.00/square foot this resulted in an increase of \$1,248 to the final contract amount.

As a result, a final project change order in the amount of \$1,248 is necessary to increase the contract amount from \$69,734 to \$70,982. We request the additional funds come from the project sewer account (702-7540-53501).

We recommend approval of Change Order No. 1 (Final). Please call if you have any questions.

Sincerely,

Joseph E. Shaw, P.E., P.S.
Director of Public Service

5b.

ORDINANCE NO. 69-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO APPROVE CHANGE ORDER NO. 1(FINAL) TO THIS CITY'S AGREEMENT WITH FREEDOM ROOFING, WINDOWS AND SIDING, LLC FOR THE PUMPING STATION ROOF REPLACEMENT PROJECT TO PROVIDE FOR ONE QUANTITY OVERRUN; INCREASING THE CONTRACT AMOUNT BY \$1,248; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 47-2025, passed April 7, 2025, accepted the bid of Freedom Roofing, Windows and Siding, LLC and awarded the contract for the Pumping Station Roof Replacement Project to same, which bid was in the amount of \$69,734; and,

WHEREAS, the Director of Public Service, by report dated June 16, 2025, has recommended approval of Change Order No. 1(Final) of Freedom Roofing, Windows and Siding, LLC for said Pumping Station Roof Replacement Project to provide for one quantity overrun for decking and to adjust the final contract price; and,

WHEREAS, the decking quantity overrun resulted in a net increase to the contract in the amount of One Thousand Two Hundred Forty-Eight Dollars (\$1,248.00), for a total contract amount of \$70,982.

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

SECTION 1. That said change order increasing the contract amount by the sum of One Thousand Two Hundred Forty-Eight Dollars (\$1,248.00), authorized to be appropriated be, and the same hereby is, approved, and the Mayor and the Director of Finance be, and they hereby are, authorized to sign said change order on behalf of this City, thereby indicating such approval and changing the total contract amount.

SECTION 2. That, to provide funds for said change order for improvements, there is hereby appropriated from the **SEWER FUND** from funds therein not heretofore appropriated to **Account No. 702-7540-53501 – Utility Improvements**, the sum of One Thousand Two Hundred Forty-Eight Dollars (\$1,248.00).

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 adjustments in the contract for said changes in scope and quantity overruns/underruns should be approved 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.

SECTION 5. 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.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date



City of Sylvania, OH

Change Order Details

Pump Station Roof Replacements 2025

Description

This project includes the removal of existing flat membrane roofing on three (3) pump station buildings and the installation of EPDM roofing. This includes, but is not limited to, the removal and replacement of existing roof including all flashing, aluminum trims, drip edges, protective underlayment, valley, ice guard, boots for all penetrations, clean up, and removal of all debris. This project also includes roof inspection, evaluation, recommendation, and cost estimate for three (3) additional properties.

ROOF REPLACEMENT LOCATIONS:

The three (3) facilities that require roofing replacement are as follows:

Location #1

Water Building #1

6828 Maplewood Avenue, Sylvania, Ohio

Location #2

Water Building #2

4990 Main Street, Sylvania, Ohio

Location #3

Sanitary Pump Station #1

5843 Monroe Street, Sylvania, Ohio

ROOF INSPECTION LOCATIONS:

The three (3) facilities that require roofing inspection, evaluation, recommendation, and cost estimate are as follows:

Location #4

Sanitary Pump Station #2

5036 Maple Drive, Sylvania, Ohio

Location #5

Sylvania Police Department

6635 Maplewood Ave, Sylvania, Ohio

Location #6

City of Sylvania Maintenance Garage

5503 Harroun Rd, Sylvania, Ohio

PURCHASE ORDER NUMBER: 68004

ORDINANCE NUMBER: 47-2025

Prime Contractor Freedom Roofing, Windows and Siding LLC
901 West Main Street
Woodville, OH 43469

Change Order 1

Status Pending

Date Created 06/04/2025

Type Quantity Changes

Summary Change Order 1 (Final)

Change Order Description Final project change order. Change order addresses overage for decking quantity.

Awarded Project Amount \$69,734.00

Authorized Project Amount \$69,734.00

Change Order Amount \$1,248.00

Revised Project Amount \$70,982.00

Change Order Details:

Pump Station Roof Replacements 2025

06/04/2025

Page 2 of 4

Increases/Decreases

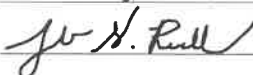
Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0040	1004	SF	\$4.000	1,000.000	\$4,000.00	312.000	\$1,248.00	1,312.000	\$5,248.00
Replacement Decking, Contingency									
1 item			Totals		\$4,000.00		\$1,248.00		\$5,248.00

RECOMMENDED FOR APPROVAL BY:

Joseph E. Shaw, P.E., P.S., Public Service Director:  Digitally signed by Joseph Shaw
Date: 2025.06.05 16:29:54 -04'00' (Signature) _____ (Date)

REVIEWED BY:

Engineer
Eric M. Barnes, P.E., S.I., Deputy Public Service Director:  (Signature) 6/5/2025 (Date)

Contractor
Freedom Roofing, Windows and Siding (Name)
 (Signature) 06/04/2025 (Date)

The proposal is hereby approved.

Mark R. Frye, Mayor: _____ (Signature) _____ (Date)

The proposal is hereby approved.

Toby Schroyer, Finance Director: _____ (Signature) _____ (Date)

ba.



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

June 16, 2025

To: The Mayor and Members of Sylvania City Council

Re: **Drainage Easement Request from Baumgartner, LLC (6339 Monroe Street)**

Dear Mr. Mayor and Council Members:

Baumgartner, LLC owns the Fricker's Restaurant property (Lucas County Auditor's Office Tax ID 82-03694) located at 6339 Monroe Street.

In May 2024 the Service Department received Site Plans for a proposed parking lot to be constructed on the two vacant parcels to the west of the restaurant site to serve as over-flow parking. The topographic survey located a 24" storm sewer carrying drainage from Monroe Street right-of-way through a portion of the restaurant site as well as through the vacant parcels outside of the public right-of-way. The drainage continues to the south and ultimately discharges to the Ottawa River.

The Service Department reviewed records for both Monroe Street as well as private property in the area and could not find a recorded drainage easement on file to allow the City the ability to operate and maintain the storm sewer outside of the public right-of-way. Furthermore, a Sewers Department field review determined a portion of the storm sewer to be in poor shape and in need of repair work.

The Service Department has coordinated with the Baumgartner representatives and has reached an agreement to secure the needed drainage easement and provide compensation in the amount of one thousand one hundred and thirty-six (\$1,136) dollars. Procurement of the easement was a known project expense and included in the 2025 budget. The expense would be funded from account 401-7510-53501. We request approval of the easement and authorization for payment. Please call with any questions.

Sincerely,

Joseph E. Shaw, P.E., P.S.
Director of Public Service

6730 MONROE STREET • SYLVANIA, OHIO 43560-1948 • (419) 885-8965 • FAX (419) 885-0486
www.cityofsylvania.com

lb.

ORDINANCE NO. 70-2025

ACCEPTING AN EASEMENT FROM BAUMGARTNER, LLC FOR DRAINAGE AND STORM SEWER PURPOSES; DEDICATING THE EASEMENT FOR PUBLIC PURPOSES; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY.

WHEREAS, last year, it was discovered that although there is a 24” storm sewer located across 6339 Monroe Street, Sylvania, Ohio, a recorded easement could not be located; and,

WHEREAS, the Director of Public Service, by report dated June 16, 2025, has negotiated with Baumgartner, LLC to obtain the necessary easement for the operation and maintenance of the existing storm sewer at 6339 Monroe Street, Sylvania, Ohio; and,

WHEREAS, Baumgartner, LLC is entitled to receive payment of just compensation representing the fair market value of the drainage and storm sewer purposes after an appraisal of those rights and they have executed and delivered a grant of Easement for Drainage Purposes to this City for which it will be paid the sum of One Thousand One Hundred Thirty-Six Dollars (\$1,136.00), a copy of which grant of easement is attached hereto as “Exhibit A”; and,

WHEREAS, said grant of easement is presented to this Council for acceptance and for appropriation of funds and authorization of payment thereof to the Grantor.

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

SECTION 1. That the easement as so executed and tendered as described on “Exhibit A” be, and the same hereby is, accepted from Baumgartner, LLC, the grantor therein.

SECTION 2. That the easement area identified and described in said easement as set forth on “Exhibit A” be, and the same hereby is, dedicated for the respective public purposes expresses in said easement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded

easement document to the Director of Finance for retention by him as custodian of the records of this City.

SECTION 4. That, to provide funds for payment to the Grantor of said easement hereby accepted, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND**, from funds therein not heretofore appropriated, to **Account No. 401-7510-53501 – Storm Sewer Improvements**, the sum of One Thousand One Hundred Thirty-Six Dollars (\$1,136.00).

SECTION 5. 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 6. 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 7. 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 that the drainage easement should be accepted 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 on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

EASEMENT FOR DRAINAGE PURPOSES

This Easement for Drainage Purposes is made effective as of the later day of the signature dates below, by and between **Baumgartner LLC**, and Ohio limited liability company (the "Grantor") and the **City of Sylvania, Ohio**, and Ohio municipal corporation (the "Grantee"). In consideration of one thousand one hundred thirty-six and 00/100 dollars (\$1,136.00), the mutual promises and covenants set forth herein, and other good and valuable consideration, Grantor does hereby grant to Grantee, its successors and assigns forever, an easement for the right to maintain, operate, repair, and replace a public storm sewer line (the "Storm Sewer Line"), in, on, and through the real property located in the City of Sylvania, Lucas County, Ohio, as legally described in Exhibit A and depicted by Exhibit B, attached hereto and made a part hereof (the "Easement Area").

Grantor is the owner of the Easement Area, which is part of the real property described in Exhibit C (the "Site").

Grantor, together with its successors and assigns, shall retain the right, in Grantor's discretion, to fully use and enjoy the Easement Area for all purposes, including without limitation, the right to construct buildings and other structures or improvements thereon, provided such use does not unreasonably interfere with the rights herein granted to Grantee. Unreasonable interference includes only significant obstructions or hinderances to Grantee's rights under the easement. Grantor further retains and reserves the right to relocate or reroute the Storm Sewer Line if Grantor determines, in Grantor's discretion, that the Storm Sewer Line's location interferes with Grantor's use or development of Grantor's land. If the Grantor initiates the Storm Sewer Line's relocation or rerouting as provided here, the cost of such relocation or rerouting shall be shared equally between the Grantor and Grantee. Grantee may temporarily close the entrance from the right or way of what is commonly known as "Monroe Street", which is contained within the Easement Area, for repair and maintenance purposes.

By acceptance of this Easement, Grantee agrees to maintain and repair the Storm Sewer Line in good condition and repair. After any such maintenance or repair to the Storm Sewer Line, Grantee shall grade the Easement Area to its original ground level, remove all surplus excavation materials, clean up the site, and replace or repair any buildings, structures, or improvements, including parking lots, damaged or impacted during such work. If the Storm Sewer Line or any portion thereof needs to be replaced, Grantee shall relocate or reroute the same to an area set back from any above-ground improvements to ensure all future Storm Sewer Line maintenance and repair work shall not interfere, disturb, or otherwise impact any such improvements. Unless previously relocated or rerouted by Grantor as set forth above, the cost of such relocation or rerouting shall be borne solely by Grantee. The Grantor claims title by instrument recorded in Microfiche Number 99 682E11 in the Deed Records of the Lucas County

Recorder's Office. The Grantor hereby covenants that it is the true and lawful Owner of said premises and are well seized of the same, and have good right and full power to bargain, sell and convey the same in the manner aforesaid.

[Signature and acknowledgement pages follow.]

IN WITNESS WHEREOF, this instrument has been executed by the parties as of the date set forth below.

GRANTOR:

BAUMGARTNER, LLC,
an Ohio limited liability company

Heather L Baumgartner
Heather L Baumgartner, Authorized Agent

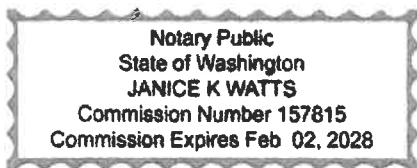
STATE OF WASHINGTON

}SS

COUNTY OF COWLITZ

The foregoing instrument was acknowledged before me this 22nd day of May, 2025, by Heather L. Baumgartner, as the authorized agent of the company, on behalf of the company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



Notary Public Janice K. Watts
My commission expires: 02/02/2028

[Grantee's signature and acknowledgement page follows.]

GRANTEE:

CITY OF SYLVANIA, OHIO,
An Ohio municipal corporation

By: _____
Mark R. Frye, Mayor

By: _____
Toby A. Schroyer, Director of Finance

STATE OF OHIO

}SS

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Mark R. Frye, Mayor, and Toby A. Schroyer, Director of Finance, on behalf of the City of Sylvania, Ohio, an Ohio municipal corporation.

Notary Public _____

My commission expires: _____

Approved as to form and content:

Leslie B. Brining, Director of Law

Prepared by:
Joseph E. Shaw, P.E., P.S.
City of Sylvania
6730 Monroe Street
Sylvania, Ohio 43560

Exhibit A

15' WIDE DRAINAGE EASEMENT

1. A parcel of land being part of the Northwest (1/4) of Section 10, Town 9 South Range 6 East in the City of Sylvania, Lucas County Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the East line of Lot 1 in Hubbards Addition, as recorded in Volume 19, Page 15, Lucas County Plat Records, with the South Right of Way line of Monroe Street (33' South 1/2);
3. thence in a southerly direction along the East line of Lot 1 in Hubbards Addition, having a bearing of South 00 degrees, 48 minutes, 23 seconds East, a distance of (44.29') feet to the Point of Beginning;
4. thence North 47 degrees, 56 minutes, 07 seconds East, a distance of (0.20') feet;
5. thence North 47 degrees, 19 minutes, 11 seconds East along a line, a distance of (61.23') feet to the intersection of the South Right of Way line of Monroe Street (33' South 1/2);
6. thence South 86 degrees, 41 minutes, 42 seconds East along the South Right of Way line of Monroe Street (33' South 1/2), a distance of (20.86') feet;
7. thence South 47 degrees, 19 minutes, 11 seconds West, a distance of (75.80') feet;
8. thence South 48 degrees, 00 minutes, 07 seconds West, a distance of (13.43') feet;
9. thence North 00 degrees, 48 minutes, 23 seconds West, a distance of (19.93') feet; to the Point of Beginning
10. Said parcel of land containing an area of 1,130 square feet, 0.026 acres of land, more or less. Subject to legal highways.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

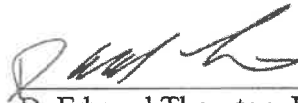
The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

The above description is based on a survey performed under my supervision during February 2024.

Prior Deed Reference is Micro Fiche 99 682E11, Lucas County Deed Records.

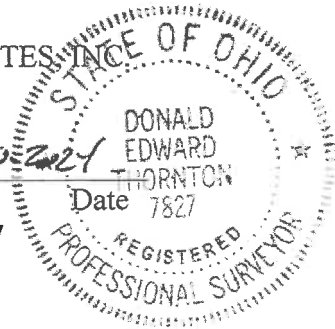
Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



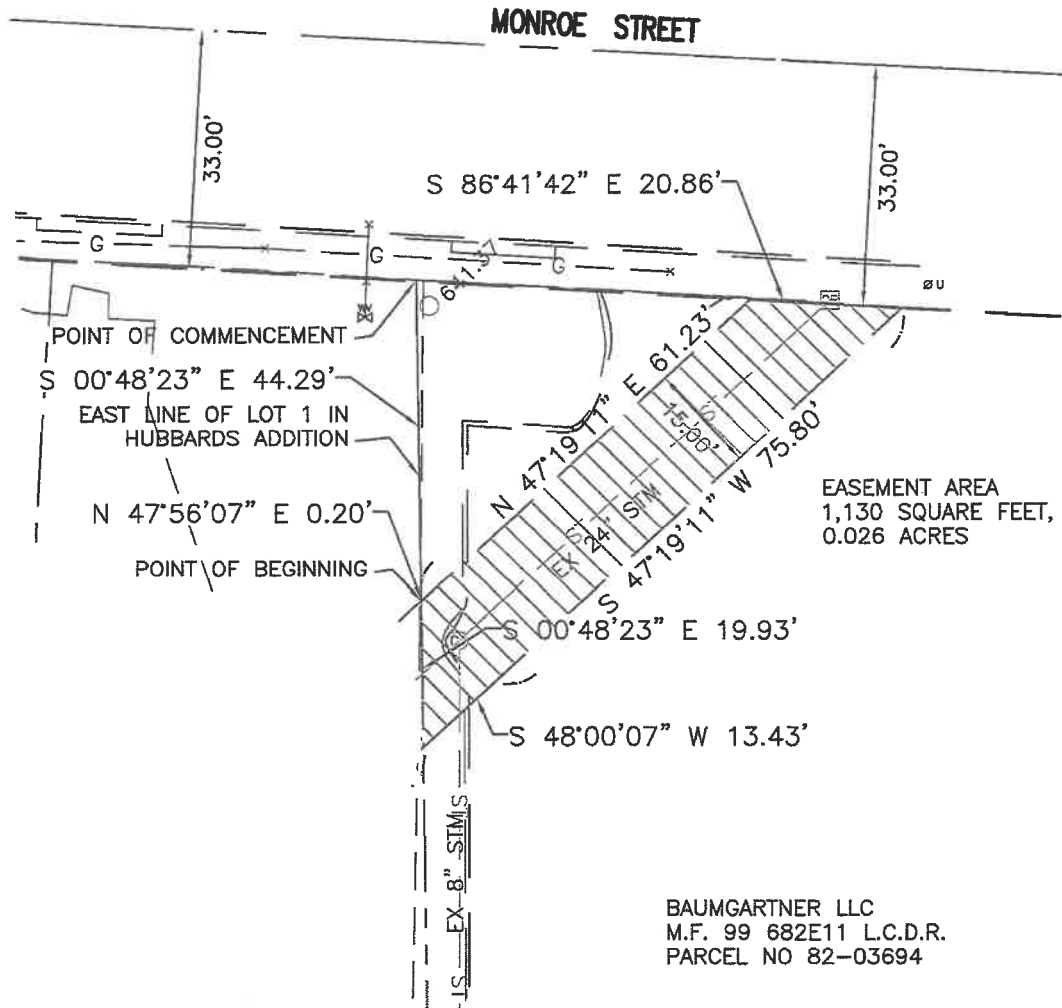
D. Edward Thornton, P. S.

Professional Surveyor No. 7827



15' WIDE STORM SEWER EASEMENT

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4),
SECTION TEN (10), TOWN NINE (9) SOUTH RANGE SIX (6) EAST IN THE CITY
OF SYLVANIA, LUCAS COUNTY, OHIO



© 2023 FELLER, FINCH & ASSOC., INC.

DATE: 6-4-24	SCALE: AS NOTED
DESIGNED: DET	DRAWN: KSG
CHECKED: DET	REVIEWED: DET
PROJECT NO.: 10S10296	DRAWING: 10-10296FE00A1



NORTH

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive,
Maumee, Ohio 43537

Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

LC.



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

June 16, 2025

To: The Mayor and Members of Sylvania City Council

Re: **Storm Sewer Replacement Contract – Ohio Excavating
6339 Monroe Street (Fricker's)**

Dear Mr. Mayor and Council Members:

The vacant lot located at 6357 Monroe Street is owned by Frick Family LLC and is under redevelopment to expand the parking lot of the Fricker's restaurant located at 6339 Monroe Street. As a part of preliminary engineering work the Sewers Department discovered a portion of the 24" city-maintained storm sewer under the westerly driveway of 6339 Monroe Street was in very poor condition. This storm sewer collects Monroe Street runoff and routes it to the southwest through the vacant lot and continues to the south to a culvert under River Crossings.

Approximately 66 feet of storm sewer and one catch basin needs to be replaced by open cut method. The depth of the storm sewer system is approximately 10 feet below grade and is too deep for Sewers Department staff to replace in-house. We requested quotes from two local contractors qualified for this type of work and the lowest quote received was from Ohio Excavating in the amount of \$42,900.

The storm sewer repair work was a known project expense and included in the 2025 budget. The expense would be funded from account 401-7510-53501. We request approval of the Ohio Excavating proposal. Please call with any questions.

Sincerely,

Joseph E. Shaw, P.E., P.S.
Director of Public Service

6d.

ORDINANCE NO. 71-2025

ACCEPTING THE PROPOSAL OF OHIO EXCAVATING FOR STORM SEWER REPLACEMENT AT 6339 MONROE STREET, SYLVANIA, OHIO; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$42,900; AND DECLARING AN EMERGENCY.

WHEREAS, as a part of the preliminary engineering work to develop the vacant lot located at 6357 Monroe Street as a parking lot, the Sewer Division discovered a portion of the 24" city-maintained storm sewer to be in need of repair; and,

WHEREAS, approximately 66' of storm sewer and one catch basin need to be replaced by open cut method; and,

WHEREAS, the Director of Public Service, by report dated June 16, 2025, indicated that he has received a proposal from Ohio Excavating to replace the storm sewer and catch basin at a cost of \$42,900, and the Director of Public Service has recommended approval of that proposal.

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 Ohio Excavating in the amount of Forty-Two Thousand Nine Hundred Dollars (\$42,900.00) to replace the storm sewer and catch basin at 6339 Monroe Street is hereby approved and accepted.

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

SECTION 3. That to provide funds for said storm sewer replacement hereby authorized, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7510-53501 – Storm Sewer Improvements** an amount not to exceed Forty-Two Thousand Nine Hundred Dollars (\$42,900.00).

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 storm sewer replacement 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, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

3/18/2025



9339 W. Bancroft St.
Holland, OH 43528
Office: 419-829-2965
Fax: 419-829-8634

PROPOSAL FOR:

City of Sylvania
6700 Monroe St.
Sylvania, Ohio 43560

**Frickers Parking Lot
Drainage**

1.00	L.S. Install Drainage between two Existing Catch Basins	\$ 42,900.00
	* Remove & Dispose of Existing Asphalt (70' x 10')	
	* Remove & Dispose of Existing 24" Conduit - 66'	
	* Install 66' of 24" RCP with Pipe Bedding & Premium Fill	
	* Remove & Dispose of Excess Spoils	
	* Remove & Dispose of Existing Catch Basin	
	* Install New Catch Basin including Casting - 10' deep	
	* Maintaining Traffic	
	* Mob/De-mob	
	 * Asphalt & Striping by the City of Sylvania	

TOTAL **\$ 42,900.00**

7a.



DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

June 16, 2025

To: The Mayor and Members of Sylvania City Council

Re: **LUC-CR 1572-8.28 (PID 111207) – CHANGE ORDER NO. 3 (FINAL)**

Dear Mr. Mayor and Council Members:

Pavement reconstruction and utility work on Main Street has been completed by Geddis Paving & Excavating, Inc. from Toledo, Ohio as a part of the LUC-CR 1572-8.28 (PID 111207) project.

Now that all work items have been completed the Service Department is requesting a project change order that will adjust the final contract price. This change order includes the remaining seeding and mulching work needed over plan quantity that was deferred to be installed until Spring 2025 during better weather conditions. The additional cost of the seeding mulching was \$1,485.

As a result, a final project change order in the amount of \$1,485 is necessary to increase the contract amount from \$1,124,516.33 to \$1,126,001.33. With this increase the total construction cost was approximately 6.5% over the original contract amount of \$1,057,497.40.

We recommend approval of Change Order No. 3 (Final) in the amount of \$1,485 with Geddis Paving & Excavating, Inc. from Toledo, Ohio. Please call with any questions.

Sincerely,

Joseph E. Shaw, P.E., P.S.
Director of Public Service

7b.

ORDINANCE NO. 72-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO APPROVE CHANGE ORDER NO. 3(FINAL) TO THIS CITY'S AGREEMENT WITH GEDDIS PAVING & EXCAVATING FOR THE MAIN STREET RECONSTRUCTION PROJECT FOR THE ADDITIONAL SEEDING AND MULCHING; INCREASING THE CONTRACT AMOUNT BY \$1,485; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 10-2024, passed February 5, 2024, accepted the bid of Geddis Paving and Excavating and awarded the contract for the Main Street Reconstruction Project to same, which bid was in the amount of \$1,057,497.40; and,

WHEREAS, Ordinance No. 110-2024, passed October 7, 2024, authorized the Mayor and Director of Finance to approve Change Order No. 1 to this City's agreement with Geddis Paving & Excavating for additional excavation work and increased the contract amount by \$48,300; and,

WHEREAS, Ordinance No. 29-2025, passed February 18, 2025, authorized the Mayor and Director of Finance to approve Change Order No. 2 to this City's agreement with Geddis Paving & Excavating for project overruns/underruns and a change in the project scope and increased the contract amount by \$18,718.93; and,

WHEREAS, the Director of Public Service, by report dated June 16, 2025, has recommended approval of Change Order No. 3(Final) of Geddis Paving and Excavating for said Main Street Reconstruction Project to provide for additional seeding and mulching; and,

WHEREAS, the seeding and mulching resulted in a net increase to the contract in the amount of One Thousand Four Hundred Eighty-Five Dollars (\$1,485.00), for a total contract amount of \$1,126,001.33.

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

SECTION 1. That said change order increasing the contract amount by the sum of One Thousand Four Hundred Eighty-Five Dollars (\$1,485.00), authorized to be appropriated be, and the same hereby is, approved, and the Mayor and the Director of Finance be, and they hereby are, authorized to sign said change order on behalf of this City, thereby indicating such approval and changing the total contract amount.

SECTION 2. That, to provide funds for said change order for improvements, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7610-53595 – Main Street – Ten Mile to Convent/Oakland Court**, the sum of One Thousand Four Hundred Eighty-Five Dollars (\$1,485.00).

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 adjustments in the contract for said mulching and seeding should be approved 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.

SECTION 5. 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.

Vote on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

CITY OF SYLVANIA, OHIO

CHANGE ORDER

Number 03-Final

Project Ordinance No.: 10-2024 Purchase Order No. 65586

Contract: LUC-CR 1572-8.28 PID 111207 Main Street

Title of Change Order: Final project seeding and mulching

Description of Change: Seeding and Mulching \$1,485.00

Total

\$1,485.00

RECOMMENDED FOR APPROVAL BY: Joseph E. Shaw, P.E., P.S. Date: 5/19/2025
Public Service Director 6/9/25 Date

Original Contract Amt	\$	1,057,497	40	REVIEWED BY:	Darren J. Schimmoeller, PE
Previous Changes (+ or -)	\$	67,018	93	DATE: 5/19/2025	Darren Schimmoeller
This Change (+ or --)	\$	1,485	00	SUBMITTED BY:	Geddis Paving & Excavating
Adjusted Contract Amt	\$	1,126,001	33	DATE: 6/9/25	<u>Richard A. Lane</u>

Engineers Signature
Contractor's Signature

City of Sylvania, Ohio

The above proposal is hereby approved.

The above proposal is hereby approved.

Mark R. Frye, Mayor

Date

Toby Schroyer, Finance Director

Date



American Structurepoint - OH

Change Order Details

LUC-CR 1572-8.28 PID 111207 Main Street

Description

A road diet reconstruction of 0.34 miles of Main Street (CR 1572) beginning 0.10 miles north of Convent Boulevard and ending at the south end of the bridge over Ten Mile Creek; including full-depth reconstruction of the pavement between existing gutter plates, subgrade treatment, storm sewer replacement at various locations, addition of underdrains, upgrading curb ramps to ADA standards, replacement of an existing traffic signal with a PHB, the addition of on-road bike lanes all required pavement markings and signing.

Prime Contractor

GEDDIS PAVING & EXCAVATING INC
1019 WAMBA AVE
TOLEDO, OH 43607

Change Order

3

Status

Approved

Date Created

05/15/2025

Type

Normal Difference between Plan and Actual Quantities

Summary

Final Project Seeding and Mulching

Change Order Description

This final project change order accounts for the completion of the remaining seeding and mulching work, which was deferred until favorable spring weather conditions allowed for proper grass growth. All outstanding scope items have been addressed, and the project is ready for close-out.

Awarded Project Amount

\$1,057,497.40

Authorized Project Amount

\$1,124,516.33

Change Order Amount

\$1,485.00

Revised Project Amount

\$1,126,001.33

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 2 - Erosion Control									
0015	659E10000	SY	\$15.000	30.000	\$450.00	99.000	\$1,485.00	129.000	\$1,935.00
SEEDING AND MULCHING									
1 item				Totals	\$450.00		\$1,485.00		\$1,935.00

PETITION FOR ZONING ORDINANCE AMENDMENT

8.

SUP-

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

Application No. 2-2025

Date June 6, 2025

Petitioner Name(s): Perrysburg Energy (on behalf of Sisters of St. Francis)

Petitioner Address: 27100 Oakmead Dr. #157
Perrysburg, OH 43551

Email: mthompson@perrysburgenergy.com Telephone: 310-866-9789

Location of property for which zoning amendment is requested: 6832 Convent Blvd.
Sylvania, OH 43560

Purpose of amendment request: SUP for carport solar array

Current Zoning: Requested Zoning:

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 \$300.00 + 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: [Signature]

Molly Thompson Perrysburg Energy

Date referred by Council:

Date of Commission Action:

Date of Council Action:

Action:

For Office Use Only

Date: Check #: Cash: Fee: \$



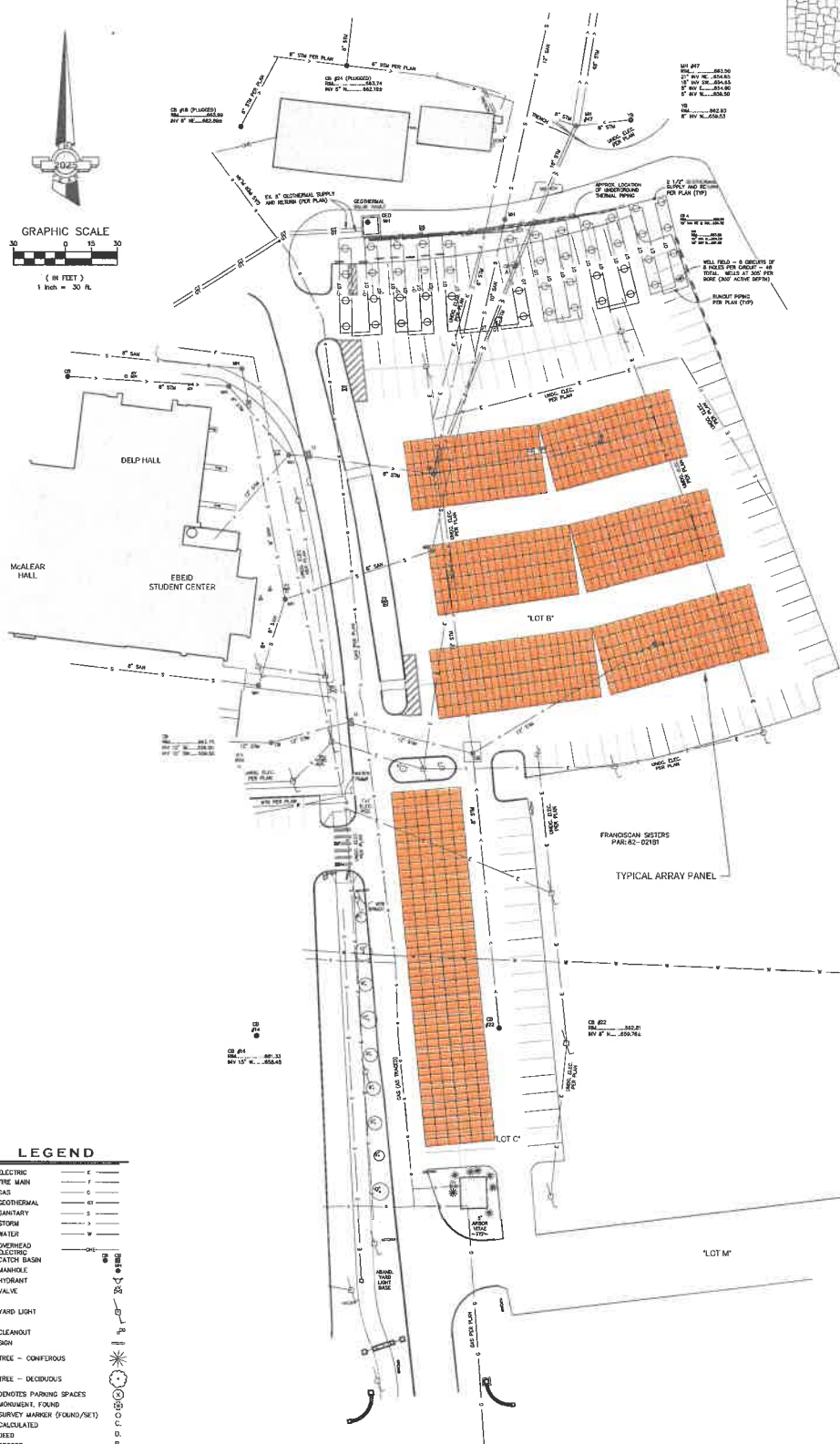
SITE MAP

NOT TO SCALE

NAD-83, GEOID 18US
PROJECT COORDS.
ARC GIS: 10.8



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



LEGEND

- ELECTRIC
- FIRE MAIN
- GAS
- GEOTHERMAL
- SANITARY
- STORM
- WATER
- OVERHEAD
- ELECTRIC
- CATCH BASIN
- MANHOLE
- HYDRANT
- VALVE
- YARD LIGHT
- CLEANOUT
- SDN
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- DENOTES PARKING SPACES
- MONUMENT, FOUND
- SURVEY MARKER (ROUND/SET)
- CALCULATED
- RECORD
- MEASURED
- DENOTES SCHEDULE "B" ITEMS



Know what's below.
Call before you dig.

WARNING

UNDERGROUND CONDUITS IN AREA. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION. 1-800-362-2764. CONTRACTOR SHALL IDENTIFY AND CONTRACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM.

TITLE

VERDANTAS, LLC HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT FOR THE SUBJECT LANDS. AS SUCH, ANY FUTURE TITLE RIGHT-OF-WAY, RESTRICTION OR OTHER TITLE MATTERS THAT MAY BE CONTAINED THEREIN ARE NOT SHOWN ON THIS SURVEY.

CERTIFICATION

WE HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES SHOWN HEREON AND THAT THIS DRAWING IS A CORRECT PLOT THEREOF.

REGISTERED SURVEYOR, STATE OF OHIO #7478

UTILITY SURVEY LEVEL

SUBSURFACE UTILITY SURVEY HAS BEEN COMPLETED TO THE FOLLOWING INDICATED LEVEL PER THE STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) D/ASCE 38-02.

- QUALITY LEVEL D - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.
- QUALITY LEVEL C - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
- QUALITY LEVEL B - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS (TYPICALLY GROUND PENETRATING RADAR) TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
- QUALITY LEVEL A - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, LLC IF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

O.U.P.S. RESPONSE

UTILITY	OUPS PLAN		OUPS MARK		APPROX. LOC. SHOWN ON SURVEY		UNABLE TO PLOT
	CLEAR	RETAILED SCHEMATIC	W	M	W	M	
BUCKETE							
CABLE							
FRONTIER							
COBB							
WATER							
Sylvania							
CHAMBER							
COLUMBIA							
GAS							
SEWER							
TOLEDO							
ELITCH							

NOTE: THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REFERENCED O.U.P.S. REQUEST. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH O.U.P.S. 3781.25 THROUGH 3781.38.

TOLEDO CROWN AND FIRST ENERGY'S OUPS RESPONSE DOES NOT MEET THE REQUIREMENTS OF OHIO HOUSE BILL 455. UNABLE TO PLOT TOLEDO, EDISON, UNDEGROUND AS THE REFERENCED DRAWING PROVIDED BY THE UTILITY COMPANY IS A GIS BASED SCHEMATIC MAP. THE LOCATION OF UTILITIES ARE NOT DETERMINED. THIS SCHEMATIC MAP IS NOT TO A SCALE AND DOES NOT CONTAIN A SYMBOL OR LINE LEGEND.

ENVIRONMENTAL STUDIES

AN ENVIRONMENTAL STUDY, INCLUDING FLOODPLAIN DELINEATION, WETLAND DELINEATION, PHASE I ENVIRONMENTAL STUDY, AND/OR HISTORICAL REVIEW, IS NOT PART OF THIS WORK. NO OBSERVABLE EVIDENCE OF AN ON-SITE WETLAND WAS FOUND. THE CLIENT SHALL INFORM VERDANTAS, LLC, IF ENVIRONMENTAL, HISTORICAL OR ARCHITECTURAL SERVICES ARE REQUIRED.

VERDANTAS HAS NOT BEEN PROVIDED A COPY OF ANY WETLAND DELINEATION FOR THIS SITE. NOR DID THE FIRM FIND ANY FIELD EVIDENCE OF WETLANDS BY A THIRD PARTY TO EXCEED THE LIMITS OF ANY POTENTIAL WETLAND.

1 OF 1 SHEET	SCALE 1" = 30'	DATE 06/05/2025	APPLICATION NO.	CITY OF SYLVANIA ~ LUCAS COUNTY ~ OHIO		No.	REVISION	ORCD BY DATE	DRAWN BY DATE	CHECKED BY DATE	REGISTERED SURVEYOR STATE OF OHIO #7478	<p>219 SOUTH ERIE STREET TOLEDO, OHIO 43604-8607 TEL: 419.365.2018</p>
				SOLAR CANOPY								
				SOSF PARKING LOTS B & C								
				SPECIAL USE PERMIT								





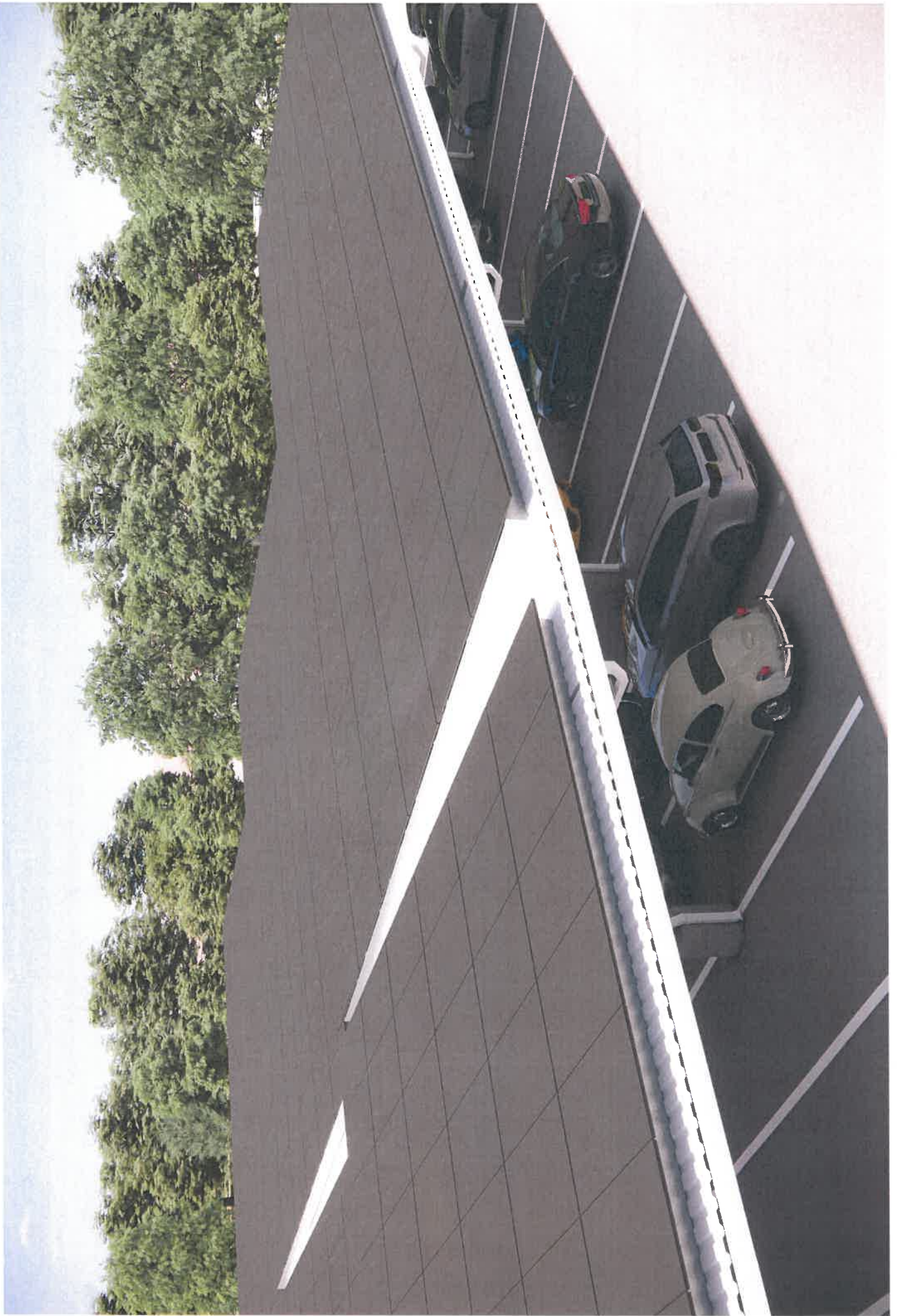














DEPARTMENT OF PUBLIC SERVICE
JOSEPH E. SHAW, P.E., P.S., DIRECTOR

9.

MEMO

To: The Mayor and City Council

From: Joseph E. Shaw, P.E., P.S., Safety/Service Director

Date: 06/16/2025

Re: Obsolete Equipment

Dear Council Members:

The following items are no longer of use in our City operations:

Parks Department:

- #06 1989 Gledhill Leaf Loader Serial Number 46041.
- 8 vinyl and 2 wood signs ranging from 8' - 9' wide and 2' - 2 ½' tall. These signs were removed and replaced with new signage fabricated and installed by our Streets Department at all previously signed locations.
- SPG/Gillis FWP44 Forklift Aerial Platform Attachment. Serial Number 203197. Approximately 20 years old.

Streets Department:

- #34 International Plow Truck 2007 Vin#1HTWCAARX8J644991
- #72 International Tandem Plow Truck 2009 Vin#1HTWGAZT2AH241864

We request approval to dispose of these items by posting them for sale on the GovDeals website. Should we not receive any bids to purchase the items we will dispose of them through scrap value.

Please call if you have any questions. Thank you.



ORDINANCE NO. 73-2025

AN ORDINANCE TO AUTHORIZE AND RATIFY THE EXECUTION OF THEN AND NOW CERTIFICATES BY THE FINANCE DIRECTOR AND THE PAYMENT OF AMOUNTS DUE FOR VARIOUS PURCHASE ORDERS; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code Section 5705.41(D)(1), the City may not enter into any contract or give any order involving the expenditure of money unless there is attached thereto a certificate of the City's Finance Director that the amount required to meet the obligation has been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances; and,

WHEREAS, Ohio Revised Code Section 5705.41(D)(1) further provides that in such circumstances when no certificate is furnished as required and the expenditure is for \$3,000 or more, the City's Council, may authorize the drawing of a warrant in payment of amounts due upon such contract or order upon certification by the Finance Director that there was at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances; and,

WHEREAS, such certificate of the Finance Director is known as a "Then and Now Certificate" meaning that the funds were available when the contract was made and when the amount due under the contract was/is paid; and,

WHEREAS, the City is issuing Then and Now Certificates in connection with payments due and owing as shown on the "Exhibit A" attached; and,

WHEREAS, City Council deems it to be in the best interest of the health, safety, and

welfare of the City to approve the execution by the Finance Director of Then and Now
Certificates and to authorize and ratify the payment of amounts due under the contracts or orders,
requiring the expenditure of \$3,000 or more.

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

SECTION 1. That the Council of the City of Sylvania, pursuant to Section
5705.41(D)(1) of the Ohio Revised Code, hereby approves and ratifies the execution of Then and
Now Certificates by the Finance Director authorizes payments due and owing, in accordance
with the schedule attached as "Exhibit A" and incorporated herein.

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 proposal for said professional services should be approved
immediately so that the Then and Now Certificates are approved and ratified 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 on passage as an emergency: Yeas _____ Nays _____

Passed, _____, 2025, as an emergency measure.

President of Council

ATTEST:

APPROVED AS TO FORM:

Clerk of Council

Director of Law

APPROVED:

Mayor

Date

CITY OF SYLVANIA

THEN AND NOW CERTIFICATIONS

16-Jun-25

DATE

VENDOR/DESCRIPTION

AMOUNT

6/4/2025

Lake Erie Electric/ 3 decorative poles in Burnham Park

6,106.21

6/9/2025

Buck & Knobby/ Backhoe & mini ex service and repairs

4,634.64