

**Sylvania City Council**

March 2, 2026

**5:30 p.m. Committee of the Whole Meeting**

Proposed Ordinance No. 37-2026

**6:30 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 February 17, 2026.
5. Report from the Committee of the Whole meeting held this date.
6. Erie & Monroe Roundabout and Resurfacing Project-ROW Acquisition.
  - a. Service Director's letters requesting approval of construction easements.
  - b. Proposed Ordinance No. 48-2026, Authorizing the Mayor and Director of Finance to enter into a purchase agreement with Suzanne L. Baldwin for right-of-way acquisition relative to this project. (Parcel 25)
  - c. Proposed Ordinance No. 49-2026, Accepting a temporary construction easement from Brandon R. Duffey and Emilee J. Duffey relative to this project. (Parcel 20)
  - d. Proposed Ordinance No. 50-2026, Accepting a Warranty Deed of Right-Of-Way from the City of Sylvania relative to this project. (Parcel 5)
7. Water Department Vehicle Purchases.
  - a. Service Director's letter recommending approval of the purchases.
  - b. Proposed Ordinance No. 51-2026, Authorizing the Mayor and Director of Finance to accept the proposal of Whiteford Kenworth for the provision of a new 2026 Kenworth T480 Cab/Chassis.
  - c. Proposed Ordinance No. 52-2026, Authorizing the Mayor and Director of Finance to accept the proposal of Kalida Truck Equipment, Inc. for the provision of one new Dump Body Package.
8. Streets Department Vehicle Purchases.
  - a. Service Director's letter recommending approval of purchases.
  - b. Proposed Ordinance Ni. 53-2026, Authorizing the Mayor and Director of Finance to accept the proposal of Dave white Chevrolet for the provision of a new 2026 Chevrolet Silverado 5500 and Chassi.
  - c. Proposed Ordinance No. 54-2026, Authorizing the Mayor and Director of Finance to accept the proposal of Kalida Truck Equipment, Inc. for the provision of one new Dump Truck.
9. Proposed Ordinance No. 55-2026, Repealing Ordinance No. 34-2026; Authorizing the Mayor and Director of Finance to enter into a Customer Supply Agreement with Archer Energy for the provision of natural gas to residential and small commercial customers within the City of Sylvania beginning in June, 2026.

10. Proposed Ordinance No. 56-2026, Amending Part One – Administrative Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Chapter 147 – Records Commission.
11. Proposed Ordinance No. 57-2026, Amending Part One – Administrative Code of the Codified Ordinances of Sylvania, 1979, as amended, by amending Chapter 129 – Department of Finance.
12. Proposed Ordinance No. 58-2026, 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.
13. Proposed Ordinance No. 120-2025, An Ordinance implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Little-Centennial Community Reinvestment Area in the City of Sylvania, designating a Housing Officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive review Council.
14. Letter from Mayor Frye requesting City Council’s confirmation on the appointment of Zachary Liber to the Municipal Planning Commission to fill the unexpired term of Ken Marciniak who recently resigned. Mr. Liber’s term will expire December 31, 2027.
15. Set a Parks & Forestry Committee meeting for April 6, 2026.
16. Committee reports.
17. Committee referrals.

Minutes of the Meeting of Council  
February 17, 2026

The Council of the City of Sylvania, Ohio met in regular session on February 17, 2026 at 6:30 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.

Item #5a. Schedule a Committee of the Whole Meeting to discuss proposed legislation.

Additions to the  
agenda.

Mrs. Westphal moved, Mr. Haynam 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 February 2, 2026 regular meeting minutes. Mrs. Westphal moved, Ms. Stough seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of February 2, 2026 be approved as written; roll call vote being: Stough, Westphal, Hansen, McCann, Murphy, Richardson, Haynam; (7) yeas; (0) nays. The motion carried.

Approval of  
Feb. 2, 2026  
Council meeting  
minutes.

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

Mrs. Westphal gave a brief report on the Committee of the Whole meeting held this date. Many people were in attendance to hear discussions on Proposed Ordinance No. 37-2026, Federal Immigration Enforcement. Chief Miller gave a brief overview of the City Police Division's policies that are currently in place and how they compare to the proposed ordinance. She explained how Lexipol, a national organization, wrote the policies and that they are updated on a regular basis. Ms. Brinning, City Law Director, explained her legal opinion on the proposed legislation, how it also compares to our police policies, and how it could possibly impact the city. The majority of the people in attendance had issues with money being spent on immigration enforcement, their personal safety and the safety of the community in general.

Report from  
C.O.W. meeting  
held this date.

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

Mrs. Westphal moved, Mr. McCann seconded to set a Committee of the Whole meeting for Monday, March 2, 2026 at 5:30pm in City Council Chambers located at 6635 Maplewood Avenue, Sylvania, Ohio 43560, to continue discussions on Proposed Ordinance No. 37-2026, Federal Immigration Enforcement; roll call vote being: Stough, Richardson, McCann, Murphy, Haynam, Hansen, Westphal; (7) yeas; (0) nays. The motion carried.

Set a C.O.W.  
meeting for  
3/2/26 at  
5:30pm.

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

Service Director's letter recommending approval of the change order was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 38-2026, a written copy of same having been previously furnished to each member of Council "Authorizing the Mayor and Director of Finance to approve Change Order No. 2 to this City's agreement with Helms & Sons Excavating, Inc. for the Downtown Transportation Improvements (Phase 1) Project to adjust for several project overruns and underruns; increasing the contract amount by \$167.75; appropriating funds therefore; and declaring an emergency; Mr. Richardson moved, Mrs. Westphal seconded for passage of Ordinance No. 38-2026 as an emergency measure; roll call vote being: Hansen, Richardson, Murphy, Stough, McCann, Westphal, Haynam; (7) yeas; (0) nays. The motion carried

Ordinance No. 38-2026, "Helms...DT Transportation Phase 1... Change Order No. 2..."

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

Service Director's letter recommending approval of the proposal was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 39-2026, a written copy of same having been previously furnished to each member of Council "Accepting the proposal of American Structurepoint, Inc. to provide construction management services for Downtown Transportation Improvements (Phase 2) Project; appropriating funds therefore in an amount not to exceed \$244,764; and declaring an emergency; Mr. Richardson moved, Mr. Hansen seconded for passage of Ordinance No. 39-2026 as an emergency measure; roll call vote being: Hansen, Richardson, Haynam, Murphy, Stough, McCann, Westphal; (7) yeas; (0) nays. The motion carried

Ordinance No. 39-2026, "...American Structurepoint... DT Trans. Phase 2..."

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

Service Director's letter recommending approval of the change order was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 40-2026, a written copy of same having been previously furnished to each member of Council "Authorizing the Mayor and Director of Finance to approve Change Order No. 2 (Final) to this City's agreement with Henry W. Bergman, Inc. for the Silica Drive/Summit Street/Erie Street Resurfacing Project; decreasing the contract amount by \$72,286.58; and declaring an emergency"; Mr. Richardson moved, Mr. Haynam

Ordinance No. 40-2026, "...Change Order No. 2 (Final)... Henry Bergman ...Silica/Summit/ Erie Resurfacing ..."

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seconded for passage of Ordinance No. 40-2026 as an emergency measure; roll call vote being: McCann, Hansen, Westphal, Stough, Murphy, Haynam, Richardson; (7) yeas; (0) nays. The motion carried.

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

Service Director's letter requesting approval of the agreement was placed on file. Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 41-2026, a written copy of same having been previously furnished to each member of Council "Accepting an easement from Marsha L. Wysocki and Ross Ramsdell for the construction and maintenance of a public water main along a portion of the property at 5820 Stewart Road, Sylvania, Ohio; dedicating the easement for public purposes; and declaring an emergency; Mr. Hansen moved, Mr. Murphy seconded for passage of Ordinance No. 41-2026 as an emergency measure; roll call vote being: Richardson, Hansen, Haynam, Murphy, Stough, Westphal, McCann; (7) yeas; (0) nays. The motion carried.

Ordinance No. 41-2026, "... easement... public water main...5820 Stewart Road..."

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

Service Director's letter recommending approval of the purchase was placed on file. Mr. Murphy presented and read aloud by title only, proposed Ordinance No. 42-2026, a written copy of same having been previously furnished to each member of Council "Accepting the proposal of Buck & Knobby Equipment Company, Inc. for the furnishing of one new Grasshopper 725DT Lawnmower for the Department of Public Service in the amount of \$20,382.95; and declaring an emergency; Mr. Murphy moved, Mr. Haynam seconded for passage of Ordinance No. 42-2026 as an emergency measure; roll call vote being: Richardson, Stough, Hansen, Haynam, Murphy, Westphal, McCann; (7) yeas; (0) nays. The motion carried.

Ordinance No. 42-2026, "... Buck & Knobby ...Grasshopper Mower..."

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

Service Director's letter recommending approval of the purchase was placed on file. Ms. Stough presented and read aloud by title only, proposed, amended Ordinance No. 43-2026, a written copy of same having been previously furnished to each member of Council "Accepting the proposal of Buck & Knobby Equipment Company, Inc. for the furnishing of one new Yanmar SV100-7 Mini Excavator for the Department of Public

Ordinance No. 43-2026, "... Buck & Knobby ...Mini Excavator..."

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Service, Division of Streets in the amount of \$153,250; appropriating funds therefore; and declaring an emergency; Ms. Stough moved, Mr. Haynam seconded for passage of amended Ordinance No. 43-2026 as an emergency measure; roll call vote being: Richardson, Hansen, Haynam, Murphy, Stough, Westphal, McCann; (7) yeas; (0) nays. The motion carried.

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

Service Director's letter recommending approval of the purchase was placed on file. Ms. Stough presented and read aloud by title only, proposed, amended Ordinance No. 44-2026, a written copy of same having been previously furnished to each member of Council "Accepting the proposal of Buck & Knobby Equipment Company, Inc. for the furnishing of one new Felling FT-40-2 Trailer for the Department of Public Service, Division of Streets in the amount of \$39,696.40; appropriating funds therefore; and declaring an emergency; Ms. Stough moved, Mr. Murphy seconded for passage of amended Ordinance No. 44-2026 as an emergency measure; roll call vote being: Richardson, Haynam, Murphy, Stough, Hansen, Westphal, McCann; (7) yeas; (0) nays. The motion carried.

Ordinance No. 44-2026, "... Buck & Knobby ...Felling Trailer..."

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

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 45-2026, a written copy of same having been previously furnished to each member of Council "Amending the Codified Ordinances of Sylvania, 1979, as amended by amending Section 771.03 – General Provisions and Section 771.11 – Tow and Storage Fees; and declaring an emergency; Mrs. Westphal moved, Ms. Stough seconded for passage of Ordinance No. 45-2026 as an emergency measure; roll call vote being: McCann, Hansen, Haynam, Murphy, Stough, Westphal, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 45-2026, "... Amending Section 771.11 - Tow & Storage Fees..."

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

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 46-2026, a written copy of same having been previously furnished to each member of Council "Amending the Codified Ordinances of Sylvania, 1979, as amended by amending Part Seventeen – Rate and Fee Schedule; and declaring an emergency; Mrs.

Ordinance No. 46-2026, "... Amend Part 17- Rate & Fee Schedule..."

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Westphal moved, Mr. Haynam seconded for passage of Ordinance No. 46-2026 as an emergency measure; roll call vote being: Richardson, Hansen, Haynam, Murphy, Stough, Westphal, McCann; (7) yeas; (0) nays. The motion carried.

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

Ms. Stough moved, Mrs. Westphal seconded to authorize the administration to begin Letters of Interest solicitation for a Facilities Master Planning Study at several locations in the city; roll call vote being: Richardson, Murphy, Stough, McCann, Westphal, Haynam, Hansen; (7) yeas; (0) nays. The motion carried.

LOI for Facilities  
Master Planning  
Study.

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

Mrs. Hansen moved, Mrs. Westphal seconded to authorize the administration to begin Letters of Interest solicitation for Design Engineering Services regarding the Central Park/Garden Park/Rosewood Place Waterline Improvements Project; roll call vote being: Hansen, Richardson, Murphy, Stough, McCann, Westphal, Haynam; (7) yeas; (0) nays. The motion carried

LOI for Design  
Engineering  
Services.

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

Mr. McCann moved, Mrs. Westphal seconded to authorize the administration to begin Letters of Interest solicitation for Website Redesign for the City's website; roll call vote being: Hansen, Haynam, Richardson, Murphy, Stough, McCann, Westphal; (7) yeas; (0) nays. The motion carried

LOI for Website  
Redesign for City  
Website.

Mayor Frye stated that Council will now consider agenda item 17.

Mr. Murphy moved, Ms. Stough seconded to authorize the administration to post obsolete equipment from the Parks & Forestry, Streets and Sewer Departments on GovDeals.com for auction; roll call vote being: Westphal, Stough, Haynam, Hansen, Richardson, McCann, Murphy; (7) yeas; (0) nays. The motion carried.

Obsolete  
Equipment to  
GovDeals.com  
for auction.

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Mayor Frye stated that Council will now consider agenda item 18.

Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 47-2026, a written copy of same having been previously furnished to each member of Council "Authorizing the Mayor and Director of Finance to enter into Agreements with various providers for health, life, dental, property and prescription drug insurance and software subscription agreements; ratifying the Director of Finance's signatures to the agreements; and declaring an emergency; Mrs. Westphal moved, Mr. McCann seconded for passage of Ordinance No. 47-2026 as an emergency measure; roll call vote being: Richardson, Murphy, Stough, McCann, Westphal, Haynam, Hansen; (7) yeas; (0) nays. The motion carried

Ordinance No. 47-2026, "... Ratifying Director of Finance Signature... Insurance..."

Mrs. Westphal moved, Mr. Haynam seconded to allow Ms. Stough to push back from the table due to a possible conflict of interest; roll call vote being: Haynam, Richardson, Murphy, Stough, McCann, Westphal, Hansen; (7) yeas; (0) nays. The motion carried

Ms. Stough pushed back from table.

Mayor Frye state that Council will now consider agenda item 19.

Mr. Haynam moved, Mrs. Westphal seconded to set a Public Hearing for Petitions for Zoning Ordinance Amendment Applications SUP-1-2026 (5605 Monroe Street) and SUP-2-2026 (5023 Skelly Road) from Ash Lemons-Ability Center of Greater Toledo, at 5605 Monroe Street, Sylvania, Ohio, requesting a zoning change from a MX-SUP to a B2-SUP and a R1-SUP to a B2-SUP respectively on Monday, April 6, 2026 at 6:00pm in City Council Chambers, 6635 Maplewood Avenue, Sylvania, Ohio; roll call vote being: Haynam, Richardson, Murphy, McCann, Westphal, Hansen; (6) yeas; (0) nays. The motion carried

Set Public Hearing for SUP-1-2026 & 2-2026 for 4/6/2026 at 6:00pm.

Ms. Stough returned to the table.

Ms. Stough back at the table.

Mayor Frye stated that Council will now consider agenda item 20.

Mr. McCann moved, Mr. Murphy seconded that a hearing is not necessary for the D-5 Liquor Permit; Spiritous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed container, until 2:30am, from LJ Court, LLC at 5929 Heatherdowns Blvd, Toledo, Ohio 43614 to Referees Sylvania, LLC at 7625 W. Sylvania Avenue, Sylvania, Ohio 43560; roll call vote being: Richardson, Murphy, Stough, McCann, Westphal, Haynam, Hansen; (7)

Liquor Permit Hearing not necessary.

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yeas; (0) nays. The motion carried.

Mayor Frye stated that all items have been addressed.

Adjournment.

Mrs. Westphal moved, Mr. McCann seconded to adjourn at 8:02 p.m. Roll call vote being: Westphal, Hansen, McCann, Murphy, Stough, Richardson, Haynam; (7) yeas; (0) nays.

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Clerk of Council

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Mayor

lea.



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

March 2, 2026

To: The Mayor and Members of Sylvania City Council

Re: **Right-of-Way Acquisition (Parcel 25-WD) – LUC-CR 4-7.22 (PID 116993)**

Dear Mr. Mayor and Council Members:

The construction plans for the roundabout at the intersection of Erie Street and Monroe Street and asphalt resurfacing work on Erie Street from Centennial Road to Monroe Street (LUC-CR 4-7.22, PID 116993) has reached the Stage 3 level of plan development. The final right-of-way plans have been submitted and the City was authorized to begin the right-of-way acquisition phase of the project on December 15, 2025. As a reminder, construction is scheduled for 2027.

In order to accommodate the roadway improvements, the Service Department needs to acquire permanent right-of-way from Suzanne L. Baldwin (Ownership 25 in the Right-of-Way Plan on file with the Service Department). The permanent right-of-way take is at the southeast corner of the Eric Street and Monroe Street intersection and includes 0.052 acres of land and several trees.

The City has reached an agreement with the owner in consideration of \$10,390. Procurement of the permanent right-of-way was a known project expense and was included in the 2026 capital improvement budget (account number 401-7610-53613).

We request approval of the enclosed permanent right-of-way contract for sale with Suzanne L. Baldwin in the amount of \$10,390. Please call with any questions.

Sincerely,

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

Lab.

**ORDINANCE NO. 48-2026**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A PURCHASE AGREEMENT WITH SUZANNE L. BALDWIN FOR RIGHT-OF-WAY ACQUISITION RELATIVE TO THE ERIE STREET & MONROE STREET ROUNDABOUT PROJECT; DEDICATING THE SAME FOR PUBLIC PURPOSES; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$10,390; AND DECLARING AN EMERGENCY.**

WHEREAS, plans for the Erie Street and Monroe Street Roundabout Project in the City of Sylvania, Ohio have reached Stage 3 level of plan development; and,

WHEREAS, the final right-of-way plans have submitted and the City was authorized to begin the right-of-way acquisition phase; and,

WHEREAS, the project includes constructing a roundabout at the intersection of Erie Street and Monroe Street and in order to accomplish these improvements, the City needs to acquire additional property from Suzanne L. Baldwin; and,

WHEREAS, Suzanne L. Baldwin is entitled to receive payment of just compensation representing the fair market value of the property after an appraisal of those rights and she has executed and delivered a Purchase Agreement to this City for which she will be paid the sum of Ten Thousand Three Hundred Ninety Dollars (\$10,390.00), a copy of which Purchase Agreement is attached hereto as "Exhibit A"; and,

WHEREAS, said Purchase Agreement 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 Mayor and Director of Finance be, and they hereby are, authorized to enter into a Purchase Agreement as so executed and tendered as described on

“Exhibit A” with Suzanne L. Baldwin, the grantor therein.

SECTION 2. That the additional real property to be acquired identified and described in said Purchase Agreement as set forth on “Exhibit A” be, and the same hereby is, dedicated for the respective public purposes expressed in said Purchase Agreement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded deed 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 Purchase Agreement hereby accepted, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND**, from funds therein not heretofore appropriated, to **Account No. 401-7610-53613 – Erie Street Roundabout & Resurfacing Project**, the sum of Ten Thousand Three Hundred Ninety Dollars (\$10,390.00).

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 improvement of should proceed as soon as possible and accordingly the acquisition of the necessary right-of-way should proceed forthwith 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY  
WITHOUT BUILDING(S)**

PARCEL(S): 025-WD  
LUC-CR 4-7.22

This Agreement is by and between the City of Sylvania ["Purchaser"] and Suzanne L. Baldwin, unmarried ["Seller"]; "Seller" includes all of the foregoing named persons or entities]. Purchaser and Seller are referred to collectively in this Agreement as "Parties."

In consideration of the mutual promises, agreements and covenants herein contained the Parties contract as follows:

**1. Price and Consideration**

Purchaser shall pay to Seller the sum of \$10,390.00, which sum shall constitute the entire amount of compensation due Seller for: (a) the real property to be conveyed, including all fixtures; (b) any and all damages to any residual lands of Seller; (c) Seller's covenants set forth herein; (d) any and all supplemental instruments reasonably necessary to transfer the title of the subject property; and (e) N/A.

Seller shall be exclusively responsible for all delinquent taxes and assessments, including penalties and interest, and for all other real estate taxes and assessments that are a lien as of the date on which this Agreement closes. The taxes and assessments for the current calendar year shall be prorated on an estimated basis to the date of acquisition of title or date of possession, whichever is earlier in time. Seller shall be responsible for any and all future installments of any special assessments levied and assessed against the real property, whether or not any such special assessment has been certified to the county auditor for collection, provided that such installments of special assessments shall be a lien on the subject real property as of the date of transfer of title. Purchaser may withhold in escrow a sufficient amount of the purchase money to satisfy the foregoing items to be paid by Seller; any balance remaining after such taxes, assessments, etc., are discharged shall be paid to Seller and any deficiency shall be the responsibility of Seller.

**2. Estate Sold and Deed to Transfer**

Seller, upon fulfillment of all the obligations and terms of this Agreement, shall sell and convey to Purchaser, its successors and assigns, the property which is more particularly described in Exhibit A attached hereto and by this reference incorporated herein, together with all improvements now located thereon and all fixtures of every nature now attached to or used

with said land and improvements including, but not limited to, driveways, signs, utility fixtures, shrubbery and trees.

If the rights, titles and estates described in Exhibit A constitute the fee simple in, to and of the real property, then such sale and conveyance by Seller shall be by a good and sufficient general warranty deed with, if applicable, full release of dower. In the event the rights, titles, and estates described in Exhibit A constitute something less than the fee simple of the real property, then such sale and conveyance by Seller shall be by a good and sufficient deed or other instrument regularly and ordinarily used to transfer such lesser rights, titles and estates with, if applicable, full release of dower.

**3. Limited Access Parcels - Waiver of Abutters' Rights**

If the property described in Exhibit A is designated by Purchaser as a limited access parcel, then Seller further agrees to release to Purchaser, its successors and assigns, any and all abutters' rights, including access rights, appurtenant to any remaining lands of Seller (from which the property described in Exhibit A is being severed) in, over, on, from and to the property described in Exhibit A.

**4. Supplemental Instruments**

Seller agrees to execute any and all supplemental instruments or documents necessary to vest Purchaser with the rights, titles and interests described in Exhibit A.

**5. Warranty of Title**

Seller shall, and hereby does, warrant that the property described in Exhibit A is free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules and regulations; and (d) any and all taxes and assessments not yet due and payable.

**6. Elimination of Others' Interests**

Seller shall assist, in whatever manner reasonably possible under the circumstances, to procure and deliver to Purchaser releases and cancellations of any and all other rights, titles and interests in the property described in Exhibit A, such as, but not limited to, those belonging to tenants, lessees, mortgagees or others now in possession or otherwise occupying the subject premises, and all assessment claims against said property.

Seller and Purchaser agree that if a mortgagee of Seller or of a predecessor in title fails to cooperate with the efforts to obtain a release of that mortgagee's mortgage lien secured by the

property described in Exhibit A, then and in that event this Agreement shall become null and void and the parties to this Agreement shall be discharged and released from any and all obligations created by this Agreement; for the purposes of this provision, the term “fails to cooperate” shall include a demand or request by any such mortgagee for a fee to process such a release of that mortgagee’s mortgage lien that Purchaser, in its sole discretion, deems to be excessive.

**7. No Change in Character of Property**

Seller shall not change the existing character of the land or alter, remove, destroy or change any improvement located on the property described in Exhibit A. If, prior to the date on which possession of the subject property is surrendered to Purchaser, the subject property suffers any damage, change, alteration or destruction then, and without regard to the cause thereof, Seller shall restore the subject property to the condition it was in at the time Seller executed this Agreement; in the alternative, Seller may agree to accept the abovementioned purchase price less the costs associated with such restoration. If the Seller refuses to either restore the premises or accept the decreased consideration as aforementioned, then Purchaser, at its option after discovery or notification of such damage, change, alteration or destruction, may terminate and cancel this Agreement upon written notice to Seller.

**8. Offer to Sell**

If Seller executes this Agreement prior to Purchaser, then this Agreement shall constitute and be an Offer to Sell by Seller that shall remain open for acceptance by Purchaser for a period of 20 days immediately subsequent to the date on which Seller delivers such executed Agreement to Purchaser. Upon Purchaser’s acceptance and execution of this Agreement within said period of 20 days, this Agreement shall constitute and be a valid Contract for Sale and Purchase of Real Property that is binding upon the Parties.

**9. Designation of Escrow Agent**

Seller agrees that Purchaser may designate an escrow agent to act on behalf of the Parties in connection with the consummation and closing of this Agreement.

**10. Closing Date**

The consummation and closing of this Agreement shall occur at such time and place as the Parties may agree, but no later than 10 days after Purchaser notifies Seller in writing that Purchaser is ready to consummate and close this Agreement. Provided, however, in no event

shall such consummation and closing occur more than 120 days after the last date on which one of the Parties executes this Agreement.

**11. Physical Possession of Structures Occupied by Seller**

Seller shall surrender physical possession of the land and improvements to Purchaser not later than the date on which Purchaser tenders the purchase price to Seller.

**12. Control of Property Occupied by Seller's Tenant(s)**

Control of property occupied by Seller's tenant(s) shall be assumed by Purchaser on the date Purchaser tenders the purchase price to Seller. From that date forward, Purchaser shall be entitled to collect and retain as its own funds any and all rental payments thereafter made by such tenant(s). If any rents due under the lease(s) with Seller have been prepaid by Seller's tenant(s), then said prepaid rents shall be prorated to the date on which the purchase price is tendered by Purchaser, and said prepaid rents shall be paid to Seller and Purchaser in accordance with such proration.

**13. Binding Agreement**

Any and all of the terms, conditions and provisions of this Agreement shall be binding upon and shall inure to the benefit of Seller and Purchaser and their respective heirs, executors, administrators, successors and assigns.

**14. Multiple Originals**

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together shall constitute but one and the same instrument.

**15. Entire Agreement**

This instrument contains the entire agreement between the Parties, and it is expressly understood and agreed that no promises, provisions, terms, warranties, conditions or obligations whatsoever, either express or implied, other than herein set forth, shall be binding upon Seller or Purchaser.

**16. Amendments and Modifications**

No amendment or modification of this Agreement shall be valid or binding upon the Parties unless it is made in writing, cites this Agreement and is signed by Seller and Purchaser.

IN WITNESS WHEREOF, the parties hereto, namely the City of Sylvania and Suzanne L. Baldwin, unmarried, have executed this Agreement on the date(s) indicated immediately below their respective signatures.

By: Suzanne L. Baldwin  
SUZANNE L. BALDWIN

Date: Feb. 17, 2016

City of Sylvania

Mark Frye  
Mayor

Date: \_\_\_\_\_

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 09/10/25

PID 116993

**PARCEL 25-WD  
LUC-CR 4-7.22  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF SYLVANIA, LUCAS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, Lucas County, City of Sylvania, being part of Lot 1 of Highland Acres in Plat Volume 48, Page 28, being out of a 0.779 acre parcel of land conveyed to Suzanne L. Baldwin, as of the date this survey was prepared, in Instrument Number 20140402-0011437 of the Lucas County, Ohio Recorder's Office and being on the right side of the centerline of right of way of Erie Street and left side of the centerline of right of way of Monroe Street as shown on a centerline survey plat made in August of 2025, for the City of Sylvania titled "LUC-CR 4-7.22 – PID 116993" bounded and described as follows:

***Commencing***, at the intersection of the North line of said Section 9 and centerline of right of way of Erie Street with the centerline of right of way of Monroe Street, said point being **North 62 Degrees 37 Minutes 44 Seconds West** a distance of **4.14 feet**, from a monument box with brass disc with dimple found (Station 100+00.00 Erie Street and Station 200+00.00 Monroe Street);

Thence Easterly along the North line of said Section 9 and centerline of right of way of Erie Street, **North 86 Degrees 03 Minutes 57 Seconds East** a distance of **161.49 feet**, to a point (Station 101+61.49 Erie Street);

Thence Southerly along a line and perpendicular to the North line of said Section 9 and said centerline of right of way, **South 03 Degrees 56 Minutes 03 Seconds East** a distance of **30.00 feet**, to a Northwest corner of said Lot 1, said point being on the Southerly existing right of way of Erie Street and the ***True Point of Beginning*** (Station 101+61.49 30.00 feet right Erie Street);

## EXHIBIT A

LPA RX 851 WD

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1. Thence Easterly along the North line of said Lot 1 and the South line of said Southerly existing right of way line, **North 86 Degrees 03 Minutes 57 Seconds East** a distance of **110.51 feet**, to an iron pin set on the Southerly proposed right of way line of Erie Street (Station 102+72.00, 30.00 feet right Erie Street);
2. Thence Southwesterly along said Southerly proposed right of way line, **South 67 Degrees 47 Minutes 31 Seconds West** a distance of **79.73 feet**, to an iron pin set at the intersection of said Southerly proposed right of way line and the Easterly proposed right of way line of Monroe Street (Station 101+96.29, 55.00 feet right Erie Street and Station 201+96.29, 55.00 feet left Monroe Street);
3. Thence Southeasterly along said Easterly proposed right of way line, **South 30 Degrees 18 Minutes 25 Seconds East** a distance of **28.05 feet**, to an iron pin set on the Southerly line of said Lot 1 and the Northerly existing right of way line of Monroe Street (Station 202+20.00, 40.00 feet left Monroe Street);
4. Thence Northwesterly along the Southerly line of said Lot 1 and said Northerly existing right of way line, **North 62 Degrees 37 Minutes 44 Seconds West** a distance of **66.49 feet**, to a point (Station 101+51.95, 45.59 feet right Erie Street and Station 201+53.51, 40.00 feet left Monroe Street);
5. Thence Northeasterly continuing along the Westerly line of said Lot 1 and said Northerly existing right of way line, **North 27 Degrees 33 Minutes 13 Seconds East** a distance of **18.28 feet**, to the *True Point of Beginning*.

Containing in all 0.052 acres gross, of which 0.000 acres is PRO (present roadway occupied), leaving a net take of 0.052 acres, subject to all legal easements and rights of way.

The above described area is part of currently assigned Lucas County Auditor's Permanent Parcel Number 82-08101.

The bearing in this description are for project use only and are based on grid North of the ODOT Ohio County Coordinate System for Lucas County. For complete Survey Parameters and basis of stationing, see the centerline survey plat for this project on record in the Lucas County Recorder's Office and the right of way plans on file at the Ohio Department of Transportation District 2 Office in the City of Bowling Green, Ohio.

All references to records are to the Lucas County Recorder's Office located in the City of Toledo, Ohio.

**EXHIBIT A**

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Points referred to as iron pins set are 5/8 inch diameter x 30 inch long re-bars with a 1 inch diameter plastic cap marked "DGL PS #8029".

This description was prepared for the State of Ohio Department of Transportation, and based on a land survey performed between June of 2024 and March of 2025, by DGL Consulting Engineers, by or under the direct supervision of Ronald J. Lumbrezer, Ohio Professional Surveyor #8029 and is based upon "LUC-CR 4-7.22" right of way plans completed in August of 2025 as cited herein.

\_\_\_\_\_  
Ronald J. Lumbrezer, P.S. #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd - Suite E  
Maumee, Ohio 43537  
25-WD

\_\_\_\_\_  
Date:

lec.



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

March 2, 2026

To: The Mayor and Members of Sylvania City Council

Re: **Right-of-Way Acquisition (Parcel 20-T) – LUC-CR 4-7.22 (PID 116993)**

Dear Mr. Mayor and Council Members:

The construction plans for the roundabout at the intersection of Erie Street and Monroe Street and asphalt resurfacing work on Erie Street from Centennial Road to Monroe Street (LUC-CR 4-7.22, PID 116993) has reached the Stage 3 level of plan development. The final right-of-way plans have been submitted and the City was authorized to begin the right-of-way acquisition phase of the project on December 15, 2025. As a reminder, construction is scheduled for 2027.

In order to accommodate the roadway improvements, the Service Department needs to obtain a temporary construction easement from Brandon R. Duffey and Emilee J. Duffey (Ownership 20 in the Right-of-Way Plan on file with the Service Department). The easement allows the City the right to enter and complete the necessary scope of work over a 12-month period for driveway and grading work.

The City has reached an agreement with the owners in consideration of \$300. Procurement of the temporary construction easement was a known project expense and was included in the 2026 capital improvement budget (account number 401-7610-53613).

We request approval of the enclosed temporary construction easement with Brandon R. Duffey and Emilee J. Duffey in the amount of \$300. Please call with any questions.

Sincerely,

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

bc.

**ORDINANCE NO. 49-2026**

**ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM BRANDON R. DUFFEY AND EMILEE J. DUFFEY FOR THE ERIE STREET AND MONROE STREET ROUNDABOUT PROJECT; DEDICATING THE TEMPORARY EASEMENT FOR PUBLIC PURPOSES; APPROPRIATING FUNDS THEREFORE IN THE AMOUNT OF \$300; AND DECLARING AN EMERGENCY.**

WHEREAS, plans for the Erie Street and Monroe Street Roundabout Project in the City of Sylvania, Ohio have reached Stage 3 level of plan development; and,

WHEREAS, the final right-of-way plans have submitted and the City was authorized to begin the right-of-way acquisition phase; and,

WHEREAS, the project includes constructing a roundabout at the intersection of Erie Street and Monroe Street and in order to accomplish these improvements, the City needs to acquire a temporary easement from Brandon R. Duffey and Emilee J. Duffey; and,

WHEREAS, Brandon R. Duffey and Emilee J. Duffey are entitled to receive payment of just compensation representing the fair market value of the temporary easement after an appraisal of those rights and they have executed and delivered a grant of temporary easement to this City for which they will be paid the sum of Three Hundred Dollars (\$300.00), a copy of which grant of temporary easement is attached hereto as "Exhibit A"; and,

WHEREAS, said grant of temporary 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 temporary easement as so executed and tendered as described on "Exhibit A" be, and the same hereby is, accepted from Brandon R. Duffey and Emilee J. Duffey, the grantors therein.

SECTION 2. That the temporary easement area to be acquired identified and described in said temporary easement as set forth on "Exhibit A" be, and the same hereby is, dedicated for the respective public purposes expressed in said temporary easement.

SECTION 3. That the Director of Law is hereby directed to deliver the recorded temporary 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 temporary easement hereby accepted, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND**, from funds therein not heretofore appropriated, to **Account No. 401-7610-53613 - Erie Street Roundabout & Resurfacing Project**, the sum of Three Hundred Dollars (\$300.00).

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 improvement of should proceed as soon as possible and accordingly the acquisition of the necessary temporary easement should proceed forthwith 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

### TEMPORARY EASEMENT

Brandon R. Duffey and Emilee J. Duffey, husband and wife, the Grantor(s), in consideration of the sum of \$300.00, to be paid by City of Sylvania, the Grantee do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 020-T

LUC-CR 4-7.22

SEE EXHIBIT A ATTACHED

Lucas County Current Tax Parcel No. 82-08647

Prior Instrument Reference: 202109160049041, Lucas County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Brandon R. Duffey and Emilee J. Duffey, husband and wife, have hereunto set their hands on the 18 day of February, 2026.

Brandon R. Duffey  
BRANDON R. DUFFEY

Emilee J. Duffey  
EMILEE J. DUFFEY

STATE OF OHIO, COUNTY OF LUCAS SS:

BE IT REMEMBERED, that on the 18 day of February, 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Brandon R. Duffey and Emilee J. Duffey, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed. No oath or affirmation was administered to Brandon R. Duffey and Emilee J. Duffey with regard to the notarial act.

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



Tiffany Nitz

NOTARY PUBLIC

My Commission expires: 7-1-26

This document was prepared by: the City of Sylvania Law Director in the name of and use for the City of Sylvania, Ohio.

**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 09/10/25

PID 116993

**PARCEL 20-T  
LUC-CR 4-7.22  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT A DRIVE  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF SYLVANIA, LUCAS COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Lucas County, City of Sylvania, being part of Lot 68 of Highland View Park in Plat Volume 45 A-B, Page 3, being out of a 0.333 acre parcel of land conveyed to Brandon R. Duffey and Emilee J. Duffey, as of the date this survey was prepared, in Instrument Number 20210916-0049041 of the Lucas County, Ohio Recorder's Office and being on the left side of the centerline of right of way of Erie Street as shown on a centerline survey plat made in August of 2025, for the City of Sylvania titled "LUC-CR 4-7.22 – PID 116993" bounded and described as follows:

***Beginning***, at the intersection of the South line of said Lot 68 and the Northerly existing right of way line of Erie Street with the line common to said Duffey parcel and a 0.293 acre parcel of land conveyed to David Coldiron and Jenna Coldiron, as of the date of this survey was prepared, in Instrument Number 20180501-0018427 (Station 103+37.49, 30.00 feet left Erie Street) reference a 3/4 inch iron pipe found (Station 103+36.50, 29.78 feet left Erie Street);

1. Thence Westerly along the South line of said Lot 68 and said Northerly existing right of way line, **South 86 Degrees 03 Minutes 57 Seconds West** a distance of 37.49 feet, to a point (Station 103+00.00, 30.00 feet left Erie Street);
2. Thence Northerly along a line perpendicular to the South line of said Lot 68 and said Northerly existing right of way line, **North 03 Degrees 56 Minutes 03 Seconds West** a distance of **8.00 feet**, to a point (Station 103+00.00, 38.00 feet left Erie Street);
3. Thence Easterly along a line parallel with and 8.00 feet Northerly of the South line of said Lot 68 and said Northerly existing right of way line, **North 86 Degrees 03 Minutes 57 Seconds East** a distance of 37.73 feet, to a point on the line common to said Duffey and Coldiron parcels (Station 103+37.73, 38.00 feet left Erie Street);
4. Thence Southerly along the line common to said Duffey and Coldiron parcels, **South 02 Degrees 14 Minutes 52 Seconds East** a distance of 8.00 feet, to the ***Point of Beginning***.

**EXHIBIT A**

LPA RX 887 T

Page 2 of 2

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Containing in all 0.007 acres gross, of which 0.000 acres is PRO (present roadway occupied), leaving a net take of 0.007 acres, subject to all legal easements and rights of way.

The above described area is part of currently assigned Lucas County Auditor's Permanent Parcel Number 82-08647.

The bearing in this description are for project use only and are based on grid North of the ODOT Ohio County Coordinate System for Lucas County. For complete Survey Parameters and basis of stationing, see the centerline survey plat for this project on record in the Lucas County Recorder's Office and the right of way plans on file at the Ohio Department of Transportation District 2 Office in the City of Bowling Green, Ohio.

All references to records are to the Lucas County Recorder's Office located in the City of Toledo, Ohio.

Points referred to as iron pins set are 5/8 inch diameter x 30 inch long re-bars with a 1 inch diameter plastic cap marked "DGL PS #8029".

This description was prepared for the State of Ohio Department of Transportation, and based on a land survey performed between June of 2024 and March of 2025, by DGL Consulting Engineers, by or under the direct supervision of Ronald J. Lumbrezer, Ohio Professional Surveyor #8029 and is based upon "LUC-CR 4-7.22" right of way plans completed in August of 2025 as cited herein.

  
Ronald J. Lumbrezer, P.S. #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd - Suite E  
Maumee, Ohio 43537  
20-T

2/18/26  
Date: /



led.



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

March 2, 2026

To: The Mayor and Members of Sylvania City Council

Re: **Right-of-Way Acquisition for City-Owned Property (Parcel 5-WD) – LUC-CR 4-7.22 (PID 116993)**

Dear Mr. Mayor and Council Members:

The construction plans for the roundabout at the intersection of Erie Street and Monroe Street and asphalt resurfacing work on Erie Street from Centennial Road to Monroe Street (LUC-CR 4-7.22, PID 116993) has reached the Stage 3 level of plan development. The final right-of-way plans have been submitted and the City was authorized to begin the right-of-way acquisition phase of the project on December 15, 2025. As a reminder, construction is scheduled for 2027.

The City owns one (1) parcel within the project limits at the southwest corner of the intersection of Erie Street and Monroe Street. This parcel is 0.276 acres (Tax District Parcel 82-02968) and was purchased in 1955 and is the wooded remnant between Tenmile Creek and the road. The Service Department is recommending the parcel be dedicated in full as right-of-way as a part of this project. The parcel contains several existing utilities, including sanitary sewer and storm sewer, within it already.

We request approval of the parcel to be dedicated in full as public right-of-way. Please call with any questions.

Sincerely,

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

led.

**ORDINANCE NO. 50-2026**

**ACCEPTING A WARRANTY DEED OF RIGHT-OF-WAY FROM THE CITY OF SYLVANIA RELATIVE TO THE ERIE STREET AND MONROE STREET ROUNDABOUT PROJECT; AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO EXECUTE SAID DOCUMENTS ON BEHALF OF THE CITY; AND DECLARING AN EMERGENCY.**

WHEREAS, the construction plans for the Erie Street and Monroe Street Roundabout Project have reached Stage 3 level of plan development; and,

WHEREAS, the final right-of-way plans have submitted and the City was authorized to begin the right-of-way acquisition phase; and,

WHEREAS, the City owns one parcel within the project limits at the southwest corner of the intersection of Erie Street and Monroe Street that requires additional right-of-way dedication; and,

WHEREAS, the Director of Public Service, by report dated March 2, 2026, has recommended approval of the dedication of the right-of-way necessary to construct the improvements, which is attached hereto as "Exhibit A."

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

SECTION 1. That the Mayor and Director of Finance be, and they hereby are, authorized to execute said Warranty Deed relative to the Erie Street and Monroe Street Roundabout Project.

SECTION 2. That the Warranty Deed, as described on "Exhibit A" be, and the same hereby are, accepted from the City of Sylvania, the grantor.

SECTION 3. That recorded deed shall be filed with the Director of Finance, and will be maintained by him as a part of the records of this City.

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 Deed tendered should be accepted forthwith so that other matters relative to clearing title to the acquired property and the overall project will not be delayed. 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

## WARRANTY DEED

The Village of Sylvania, Lucas County, Ohio (Now Known as the City of Sylvania), the Grantor(s), in consideration of the sum of \$1.00, to be paid by the City of Sylvania, Ohio, 6730 Monroe Street, Sylvania, Ohio, 43560, the Grantee, does grant, with general warranty covenants, to Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 5-WD  
LUC-CR 4-7.22, PID 116993  
SEE EXHIBIT A ATTACHED

Lucas County Current Tax Parcel No. 82-02968  
Prior Instrument Reference: Volume 1597, Page 217, Lucas County Recorder's Office.

Grantor(s), for themselves and their successors and assigns, covenants with the Grantee, its successors and assigns, that they are the owner(s) of the above parcel(s), in fee simple, and have the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF MARK R. FRYE, MAYOR AND \_\_\_\_\_, THE DIRECTOR OF FINANCE OF THE VILLAGE OF SYLVANIA NKA THE CITY OF SYLVANIA, PURSUANT TO AN ORDINANCE PASSED BY A MAJORITY OF COUNCIL ON \_\_\_\_\_, 2026 have hereunto subscribed their names on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

THE CITY OF SYLVANIA

By: \_\_\_\_\_  
Mark R. Frye  
Mayor

By: \_\_\_\_\_  
Finance Director

STATE OF OHIO, COUNTY OF LUCAS SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Mark R. Frye, Mayor of the Village of Sylvania nka the City of Sylvania and \_\_\_\_\_, Director of Finance of the Village of Sylvania nka the City of Sylvania.

In Testimony Whereof, I have subscribed my name and affixed my official seal on the day and year last aforesaid.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 09/10/25

PID 116993

**PARCEL 5-WD  
LUC-CR 4-7.22  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF SYLVANIA, LUCAS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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[Surveyor's description of the premises follows]

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Situated in the State of Ohio, Lucas County, City of Sylvania, being part of the Northwest Quarter of Section 9, Town 9 South, Range 6 East, being out of a 0.276 acre parcel of land conveyed to The Village of Sylvania, Lucas County, Ohio (now known as The City of Sylvania), as of the date of this survey was prepared, in Deed Volume 1597, Page 217 of the Lucas County, Ohio Recorder's Office and being on the right side of the centerline of right of way of Erie Street and right side of the centerline of Monroe Street as shown on a centerline survey plat made in August of 2025, for the City of Sylvania titled "LUC-CR 4-7.22 – PID 116993" bounded and described as follows:

***Beginning***, at the Northwesterly corner of Lot 1 of Sleepy Hollow Plat 1 in Plat Volume 59, Page 32, said point being the intersection of the West line of the East 36 acres of the Northwest Quarter of said Section 9 with the Southerly existing right of way line of Monroe Street (Station 200+58.32, 47.50 feet right Monroe Street) reference an iron pin and cap found (Station 200+58.30, 47.46 feet right Monroe Street);

1. Thence Southerly along the West line of said Lot 1 and the West line of the East 36 acres of the Northwest Quarter of said Section 9, **South 00 Degrees 24 Minutes 43 Seconds East** a distance of **74.02 feet**, to an iron pin set on the Southerly proposed right of way line of Monroe Street and Erie Street, same being the line common to said City of Sylvania parcel and a 42.870 acre parcel of land conveyed to Highland Meadows Golf Club, as of the date of this survey was prepared, in Deed Volume 1818, Page 77 (Station 200+92.82, 112.99 feet right Monroe Street and Station 100+20.60, 144.77 feet right Erie Street);

**EXHIBIT A**

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2. Thence Northwesterly along said Southerly proposed right of way line and line common to said City of Sylvania and Highland Meadows parcels, **North 74 Degrees 29 Minutes 29 Seconds West** a distance of **277.20 feet**, to an iron pin set on the Southerly existing right of way line of Erie Street (Station 97+59.21, 52.50 feet right Erie Street);
3. Thence Easterly along said Southerly existing right of way line, **North 86 Degrees 03 Minutes 57 Seconds East** a distance of **235.70 feet**, to its intersection with the Southerly existing right of way line of Monroe Street (Station 99+94.91, 52.50 feet right Erie Street and Station 200+22.93, 47.50 feet right Monroe Street);
4. Thence Southeasterly along said Southerly existing right of way line, **South 62 Degrees 37 Minutes 44 Seconds East** a distance of **35.39 feet**, to the *Point of Beginning*.

Containing in all 0.276 acres gross, of which 0.000 acres is PRO (present roadway occupied), leaving a net take of 0.276 acres, subject to all legal easements and rights of way.

The above described area is part of currently assigned Lucas County Auditor's Permanent Parcel Number 82-02968.

The bearing in this description are for project use only and are based on grid North of the ODOT Ohio County Coordinate System for Lucas County. For complete Survey Parameters and basis of stationing, see the centerline survey plat for this project on record in the Lucas County Recorder's Office and the right of way plans on file at the Ohio Department of Transportation District 2 Office in the City of Bowling Green, Ohio.

All references to records are to the Lucas County Recorder's Office located in the City of Toledo, Ohio.

Points referred to as iron pins set are 5/8 inch diameter x 30 inch long re-bars with a 1 inch diameter plastic cap marked "DGL PS #8029".

EXHIBIT A

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

This description was prepared for the State of Ohio Department of Transportation, and based on a land survey performed between June of 2024 and March of 2025, by DGL Consulting Engineers, by or under the direct supervision of Ronald J. Lumbrezer, Ohio Professional Surveyor #8029 and is based upon "LUC-CR 4-7.22" right of way plans completed in August of 2025 as cited herein.

  
\_\_\_\_\_  
Ronald J. Lumbrezer, P.S. #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd - Suite E  
Maumee, Ohio 43537  
5-WD

2/19/24  
Date:



7a.



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

March 2, 2026

To: The Mayor and Members of Sylvania City Council

Re: **Water Department Vehicle Purchase – 2026 Kenworth T480 Single-Axle Truck & Dump Package**

Dear Mr. Mayor and Council Members:

The Water Department has requested one vehicle replacement in their existing fleet for 2026.

The existing vehicle is a 1999 Sterling L7500 with 52,154 miles. This is a general use dump truck that has served the Department well for 27 years and would be moved to GovDeals for auction when the new vehicle is ready for fleet service.

The replacement truck is a 2026 Kenworth T480 single-axle cab and chassis from Whiteford Kenworth at a purchase price of \$118,326.00. This truck is scheduled to have a dump package installed from Kalida Truck Equipment, Inc. for \$49,000.00 making the entire purchase price \$167,326.00.

The purchase of the truck was programmed into the 2026 budget and would be funded from the 701-7525-53401 account.

We recommend the purchase of the new Kenworth T480 Single-Axle Truck from Whiteford Kenworth from South Bend, Indiana in the amount of \$118,326.00 and the associated dump package from Kalida Truck Equipment, Inc. in the amount of \$49,000.00.

Please call with any questions.

Sincerely,

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

76.

**ORDINANCE NO. 51-2026**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ACCEPT THE PROPOSAL OF WHITEFORD KENWORTH FOR THE PROVISION OF A NEW 2026 KENWORTH T480 CAB/CHASSIS FOR THE DIVISION OF WATER, DEPARTMENT OF PUBLIC SERVICE; APPROPRIATING \$118,326 THEREFORE; AND DECLARING AN EMERGENCY.**

WHEREAS, a 1999 Sterling L7500 dump truck in the Water Division is in need of replacement; and,

WHEREAS, the Director of Public Service has received a proposal from Whiteford Kenworth for the purchase of one (1) new 2026 T480 Cab and Chassis Single Axle at a total cost of \$118,326; and,

WHEREAS, the Director of Public Service, by report dated March 2, 2026, has recommended acceptance of the proposal of Whiteford Kenworth to purchase a new 2026 T480 Cab and Chassis Single Axle for the Water Division, Department of Public Service.

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

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to sign the proposal of Whiteford Kenworth on behalf of this City, thereby indicating such approval and acceptance for the provision of a new 2026 Kenworth T480 Cab and Chassis Single Axle for the Division of Streets, Department of Public Service.

SECTION 2. That the Director of Public Service, Deputy Director of Public Service and/or the Water Foreman be, and hereby are, authorized and directed to sign any and all instruments and to do any and all things necessary to complete said purchase.

SECTION 3. That, upon receipt of delivery of said Kenworth T480 Cab and Chassis by the City of Sylvania, the Director of Finance is hereby authorized to issue his warrant or warrants in payment therefore from the **WATER FUND** from funds therein not heretofore appropriated to **Account No. 701-7525-53401 - Vehicles**, the total sum of One Hundred Eighteen Thousand Three Hundred Twenty-Six Dollars (\$118,326.00).

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 proposal for said Kenworth Cab and Chassis should be approved immediately so that the purchase can be made 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

12650 Eckel Junction Road  
419-874-3511  
Perrysburg, OH 43551



**WHITEFORD  
KENWORTH**  
Division of Lower Great Lakes Kenworth, Inc.



4625 Western Avenue  
574-234-9007  
South Bend, IN 46619

PURCHASER CITY OF SYLVANIA PHONE (419) 261-9218 DATE 1/29/26  
 ADDRESS 5509 HARROUN ROAD CITY SYLVANIA  
 STATE OH ZIP 43560 COUNTY LUCAS EMAIL sturner@cityofsylvania.com  
 ENTER MY ORDER FOR: 1 MAKE KENWORTH MODEL T480 ENGINE CUMMINS  
 VIN # TBD  COE  SLEEPER  ORDER  
 CONV.  NON-SLEEPER  STOCK NO. TBD

PRICES ON ORDERED TRUCKS ARE SUBJECT TO INCREASE AS STATED IN TERMS AND CONDITIONS SECTION 6 ON PAGE 2

2026 KENWORTH T480 CAB AND CHASSIS- SINGLE AXLE		BASE PRICE	\$ 118,326.00
FEDERAL EXCISE TAX (FET) <input type="checkbox"/> APPLICABLE <input checked="" type="checkbox"/> EXEMPT		FET	\$ 0.00
TABLE A		TAX RATE 0.00%	SALES TAX \$ 0.00
GROSS TRADE ALLOWANCE _____		REGISTRATION FEE _____	
- BALANCE OWED _____		TOTAL PRICE \$ 118,326.00	
= NET TRADE-IN ALLOWANCE \$ 0.00		LESS NET TRADE-IN ALLOWANCE \$ 0.00	
ALL TRADE-INS ARE SUBJECT TO A PHYSICAL APPRAISAL AT TIME OF DELIVERY		(TRANSFERRED FROM TABLE A)	
		BALANCE	\$ 118,326.00
TRADE:		RECEIPT NO.	DEPOSIT
YEAR _____ MAKE _____ MODEL _____		LESS CASH DUE ON DELIVERY	
VIN # _____ <input type="checkbox"/> COE <input checked="" type="checkbox"/> SLEEPER		BALANCE DUE \$ 118,326.00	
ENG. _____ <input type="checkbox"/> CONV. <input checked="" type="checkbox"/> NON-SLEEPER		This contract is not assignable and is not cancellable except pursuant to the terms stated in Sections 2 and 6 on page 2. The terms and conditions of this sale are stated on both pages of this form, and those on the second page are as much a part of the agreement as if written on this page. No verbal understandings or promises whatsoever are a part of this agreement.	
LIENHOLDER _____		The Purchaser certifies that he is 18 years of age or over and warrants that he is the true and lawful owner of the truck traded in and that it is free of all encumbrances whatsoever except as noted above.	
EMAIL <u>sturner@cityofsylvania.com</u>		The Purchaser acknowledges that he has read and understands the terms and conditions of this contract as it appears on this and the second page and has received a copy of this order.	
PHONE <u>(419) 261-9218</u>		ADDITIONAL TERMS AND CONDITIONS ON PAGE 2	
TITLE _____ VERIFIED BY _____ APPRAISER _____		SIGNATURE	DATE
THIS TRUCK SOLD:		NAME OF PURCHASER	
<input checked="" type="checkbox"/> WITH MANUFACTURER'S STANDARD NEW TRUCK WARRANTY		NAME OF SALESPERSON	
<input checked="" type="checkbox"/> AS IS. I HEREBY MAKE THIS PURCHASE KNOWINGLY WITHOUT ANY GUARANTEE, EXPRESSED OR IMPLIED, BY DEALER OR HIS AGENT.		Kyle S. Williams	
THE SELLER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE UNLESS OTHERWISE STATED IN THIS DOCUMENT. SELLER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THE ITEM/ITEMS.		ACCEPTED BY	DATE
SIGNATURE		THIS ORDER NOT BINDING UNTIL ACCEPTED BY DEALER	

## ADDITIONAL TERMS AND CONDITIONS

**1. Definitions.** As used in this Order the terms: (a) "Dealer" shall mean the authorized Dealer to whom this Order is addressed and who shall become a party hereto by its acceptance hereof; (b) "Purchaser" shall mean the party executing this Order as such on page 1 hereof; and (c) "Manufacturer" shall mean the Corporation that manufactured the vehicle, it being understood by Purchaser and Dealer that Dealer is in no respect the agent of Manufacturer, that Dealer and Purchaser are the sole parties to this Order and that reference to Manufacturer herein is for the purpose of explaining generally certain contractual relationships existing between Dealer and Manufacturer with respect to new vehicles.

**2. Trade-In Vehicle.** Purchaser represents that Purchaser has good title to any trade-in vehicle ("Trade-In") free and clear of all liens and encumbrances except as disclosed by Purchaser and identified on page 1 of this Order under "Balance Owed." Purchaser shall deliver to Dealer satisfactory evidence of title to the Trade-In at the time of delivery of the Trade-In to Dealer. If the Trade-In has not been delivered to Dealer at the time of executing this Order, the Trade-In shall be reappraised at the time of delivery, and the amount of the reappraised value shall be substituted for the original value indicated on page 1 of this Order under "Gross Trade Allowance." If the reappraised value is less than the original value, then Purchaser may, prior to delivery of the Vehicle, cancel this Order. Purchaser shall be responsible for and shall pay the amount, if any, by which the Balance Owed on the Trade-In exceeds the final Gross Trade Allowance. Purchaser authorizes Dealer to sell the Trade-In in its usual course of business after delivery to Dealer, whether or not the purchase of the Vehicle is ever completed.

**3. Binding Effect.** This Order shall not be binding on either party until receipt by Purchaser from Dealer of any consumer credit disclosure statement which Dealer is required under applicable federal and state law to furnish to Purchaser in connection with this purchase.

**4. Rights Concerning Vehicle Before Purchase Completed.** Purchaser shall not have any rights in the Vehicle to be purchased until Dealer receives final payment. Dealer shall not be liable for any failure to deliver or any delay in delivering the Vehicle to be purchased if such failure or delay is caused, in whole or in part, by the acts or omissions of the Manufacturer, accidents, strikes, fires or any other events or casualties reasonably beyond Dealer's control.

**5. Changes in Design.** Manufacturer has reserved the right to make changes in the design of any vehicle, its constituent parts or any accessories without notice and without any obligation to make the same or similar changes to vehicles or accessories previously manufactured or under manufacture. If the Manufacturer determines to exercise such right, Dealer shall not be required to make the same or similar changes in design to the Vehicle or any accessories whether before or after delivery to Purchaser.

**6. Changes in Price.** Manufacturer has reserved the right to increase the price to Dealer of new vehicles without notice, including after Dealer accepts this Order. In the event Manufacturer increases the price to Dealer of new vehicles of the series and body type ordered hereunder, or Manufacturer imposes surcharges, prior to delivery of the new vehicle to Purchaser, Dealer reserves the right to increase the cash delivered price of such vehicle to the Purchaser in the same amount, and by signing this Order, Purchaser agrees to pay such increased price; *except that*, if the price increase is more than 6% of the Total Price shown on this Order, Purchaser may elect to cancel the Order by providing written notice of the cancellation to Dealer within three (3) calendar days from receiving notice of such price increase from Dealer.

**7. Rights on Cancellation and Termination.** (a) If this Order is cancelled by Purchaser pursuant to Section 6 because of a price increase, or pursuant to Section 2 because of a decrease in the Trade-In Allowance, or by either Party before this Order becomes binding, then Dealer shall: return the cash deposit to Purchaser, without interest or deduction; and return any Trade-In delivered to Dealer upon payment of a reasonable charge for storage and repairs (if any). (b) If, for any reason, Purchaser fails to accept delivery and purchase the Vehicle as required in this Order, then Dealer may, at its option and in addition to all other rights or remedies, terminate this Order and retain the cash deposit made by Purchaser as liquidated damages, and, on receipt of payment by Purchaser of Dealer's expenses incurred in connection with the Trade-In, including costs of repair, reconditioning, storage and advertising the Trade-In for sale, return the Trade-In to Purchaser. (c) Under either Section 7(a) or 7(b), if the Trade-In has already been sold by Dealer, then in lieu of returning the Trade-In, Dealer shall pay to Purchaser the amount it received for the Trade-In less a selling commission of 15% and any expense incurred in storing, insuring, conditioning, or advertising the Trade-In for sale.

**8.** There are no warranties, expressed or implied, made by the Dealer or the Manufacturer, on the Vehicle described in this Order, except in the case of a new Vehicle. The printed new vehicle warranty delivered to Purchaser with such Vehicle and hereby made a part hereof as though fully set forth herein is the only warranty applicable to such new Vehicle and is expressly in lieu of all other warranties, expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose. In the case of a used vehicle, the applicability of an existing manufacturer's warranty thereon, if any, shall be determined solely by the terms of such warranty.

**9.** Any used Vehicle sold to Purchaser by Dealer under this Order is sold at the time of delivery by Dealer without any guarantee or warranty, expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, or as to its condition or the condition of any part thereof except as may be otherwise specified in writing on page 1 of this Order or in a separate writing furnished to Purchaser by Dealer.

**10.** The Purchaser, before or at the time of delivery of the Vehicle covered by this Order, will execute such forms of agreement or documents as may be required by the terms and conditions of payment indicated on page 1 of this Order.

7c.

**ORDINANCE NO. 52-2026**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ACCEPT THE PROPOSAL OF KALIDA TRUCK EQUIPMENT, INC. FOR THE PROVISION OF ONE NEW DUMP BODY PACKAGE FOR THE DIVISION OF WATER, DEPARTMENT OF PUBLIC SERVICE; APPROPRIATING \$49,000 THEREFORE; AND DECLARING AN EMERGENCY.**

WHEREAS, the Water Division is in need of one (1) new dump truck to replace its current 1999 Sterling L7500 dump truck; and,

WHEREAS, the Director of Public Service has received a proposal from Kalida Truck Equipment, Inc. for the purchase of one (1) new dump body package at a cost of \$49,000; and,

WHEREAS, the Director of Public Service, by report dated March 2, 2026, has recommended acceptance of the proposal of Kalida Truck Equipment, Inc. to purchase one (1) new dump body package for the Water Division, Department of Public Service.

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

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to sign the proposal of Kalida Truck Equipment, Inc. on behalf of this City, thereby indicating such approval and acceptance for the provision of one (1) new dump body package for the Division of Water, Department of Public Service.

SECTION 2. That the Director of Public Service, Deputy Director of Public Service and/or Water Foreman be, and hereby are, authorized and directed to sign any and all instruments and to do any and all things necessary to complete said purchase.

SECTION 3. That, upon receipt of delivery of said dump body package by the City of Sylvania, the Director of Finance is hereby authorized to issue his warrant or warrants in payment therefore from the **WATER FUND** from funds therein not heretofore appropriated to **Account No. 701-7525-53401 – Vehicles**, the total sum of Forty-Nine Thousand Dollars (\$49,000.00).

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 proposal for said dump body package should be approved immediately so that the purchase can be made 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



**Kalida Truck Equipment, Inc.**  
30840 Tracy Rd  
Walbridge OH 43465  
(419) 666-3700

# QUOTE

Quote ID: DJB0009074

Quote Date: 2/10/2026

Quote Valid Until: 3/12/2026

Page 1 of 2

**Customer:** City Of Sylvania Street Depart  
5509 Harroun Road  
Sylvania OH 43560  
(419) 885-8973

**Contact:** SHAWN TURNER

**Phone:** (419) 885-8973

**Email:**

**Salesperson:** Colin Gregory

Part Number	Qty	Description	Unit Price	Amount
TOTAL (PER DESCRIPTION)	1 EA	GALION 11' DUMP PACKAGE	\$45,700.00	\$45,700.00
TOTAL (PER DESCRIPTION)	1 EA	3500 DUMP BODY VIBRATOR	\$2,300.00	\$2,300.00
TOTAL (PER DESCRIPTION)	1 EA	1/2" HITCH PLATE W/ PINTLE	\$1,000.00	\$1,000.00

**Sub Total:** \$49,000.00

**Sales Tax:** \$0.00

**Grand Total:** \$49,000.00

\*\*\* CITY OF SYLVANIA WATER AND SEWER \*\*\*

GALION 11' DUMP BODY PACKAGE MODEL 433FT  
11' X 7' INSIDE MEASUREMENTS  
36" HIGH SIDES WITH A 42" TAILGATE  
BODY IS CONSTRUCTED OF STAINLESS STEEL.  
STACKED UNDERSTRUCTURE  
10" TALL LONGSILLS, 7GA 100K FORMED  
STANDARD BOARD GUSSET  
LOOSE CAB PROTECTOR - WILL BE INSTALLED  
84" WIDE CAB PROTECTOR  
31" TALL CAB PROTECTOR  
RUBBER REAR MUD FLAPS  
LED STANDARD MARKER LIGHT PACKAGE  
BODY WILL COME UNDERCOATED  
\*\*\*\*\* BODY WILL HAVE AIR TAILGATE \*\*\*\*\*  
\*\*\*\*\* WILL HAVE SQUARE BOTTOM / INSIDE \*\*\*\*\*

\*ROUGH SAWN OAK SIDE BOARDS PAINTED AND INSTALLED.

GALION 850D-LH SUB-FRAME UNDERBODY HOIST  
APPROXIMATE HOIST CAPACITY AT 45 DEGREES 17 TONS  
SAFETY BODY PROP  
BODY RAISE INDICATOR LIGHT  
ELECTRONIC BACKUP ALARM  
PRIMED AND PAINTED BLACK IN COLOR.  
INSTALLED.

PTO DRIVE HYDRAULICS TO RUN THE DUMP BODY  
PTO WITH DIRECT MOUNT PUMP.  
RESERVOIR.  
CONTROLS.

# QUOTE



**Kalida Truck Equipment, Inc.**  
30840 Tracy Rd  
Walbridge OH 43465  
(419) 666-3700

Quote ID: DJB0009074

Quote Date: 2/10/2026

Quote Valid Until: 3/12/2026

Page 2 of 2

OIL, HOSE & FITTINGS INSTALLED.

ROLL-RITE MANUAL TARP SYSTEM  
ALUMINUM TARP HOUSING  
BLACK MESH TARP MATERIAL  
\*\*\* THIS IS NOT AN AUTOMATIC TARP \*\*\*

**OPTIONS:**

1/2" STEEL HITCH PLATE WELDED-AND-REINFORCED TO THE CHASSIS  
FRAME WITH RECEIVE TUBE OR PINTLE HOOK, AND TWO (2) #B40 CHAIN  
LASHING D-RINGS.

VIBRATOR, 3500 LBS, INSTALLED UNDER DUMP BODY

ALL EQUIPMENT QUOTED INSTALLED ON A KENWORTH CHASSIS

\*\*\* NO STROBES, WORKLIGHTS, TOOLBOX INSTALLED \*\*\*

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. Number:	

**A 3% CHARGE WILL BE APPLIED TO ALL DEBIT/CREDIT CARD TRANSACTIONS**

Quoted price does not include any applicable taxes

Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order

Due to the extremely volatile steel prices, our quoted price may change at any time. Call our office for an up to date price.

8a.



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

March 2, 2026

To: The Mayor and Members of Sylvania City Council

Re: **Streets Department Vehicle Purchase – 2026 Chevy Silverado 5500 Truck & Dump Package**

Dear Mr. Mayor and Council Members:

The Streets Department has requested one vehicle replacement in their existing fleet for 2026.

The existing vehicle is a 2001 Ford 550 with 82,067 miles. This is a general use dump truck that has served the Department well for 25 years and would be moved to GovDeals for auction when the new vehicle is ready for fleet service.

The replacement truck is a 2026 Chevy Silverado 5500 and chassis from Dave White Chevrolet at a purchase price of \$62,723.28. This truck is scheduled to have a dump package installed from Kalida Truck Equipment, Inc. for \$37,200.00 making the entire purchase price \$99,923.28.

The purchase of the truck was programmed into the 2026 budget and would be funded from the 401-7610-53401 account.

We recommend the purchase of the new Chevy Silverado 5500 from Dave White Chevrolet from Sylvania, Ohio in the amount of \$62,723.28 and the associated dump package from Kalida Truck Equipment, Inc. in the amount of \$37,200.00.

Please call with any questions.

Sincerely,

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

8b.

**ORDINANCE NO. 53-2026**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ACCEPT THE PROPOSAL OF DAVE WHITE CHEVROLET FOR THE PROVISION OF A NEW 2026 CHEVROLET SILVERADO 5500 AND CHASSIS FOR THE DIVISION OF STREETS, DEPARTMENT OF PUBLIC SERVICE; APPROPRIATING \$62,723.28 THEREFORE; AND DECLARING AN EMERGENCY.**

WHEREAS, a 2001 Chevy Silverado Dump Truck in the Division of Streets in need of replacement; and,

WHEREAS, the Director of Public Service has received a proposal from Dave White Chevrolet for the purchase of one (1) 2026 Chevrolet Silverado 5500 and Chassis work truck at total cost of \$62,723.28; and,

WHEREAS, the Director of Public Service, by report dated March 2, 2026, recommended the acceptance of the proposal of Dave White Chevrolet to purchase a new 2026 Chevrolet Silverado 5500 and Chassis to be used as a dump truck for the Division of Streets, Department of Public Service.

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

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to sign the proposal of Dave White Chevrolet on behalf of this City, thereby indicating such approval and acceptance for the provision of a new 2026 Chevrolet Silverado 5500 and Chassis for the Division of Streets, Department of Public Service.

SECTION 2. That the Director of Public Service, Deputy Director of Public Service, and/or the Streets Foreman be, and they hereby are, authorized and directed to sign any and all instruments and to do any and all things necessary to complete said purchase.

SECTION 3. That, upon receipt of delivery of said vehicle by the City of Sylvania, the Director of Finance is hereby authorized to issue his warrant or warrants in payment therefore from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7610-53401 – Vehicles** the total sum of Sixty-Two Thousand Seven Hundred Twenty-Three and 28/100 Dollars (\$62,723.28).

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 proposal for said Chevrolet Silverado should be approved immediately so that the purchase can be made at the earliest possible time to ensure reliable equipment for the Division of Streets. 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



Date/Time: 1/31/2026 4:54:49 PM

Buyer: City of Sylvania  
Sylvania  
Home Phone: (419) 885-8900  
Cell Phone: (419) 885-8957  
Address: 6730 Monroe  
Sylvania, OH 43560

Salesperson: Jordan Uckele

2026 Chevrolet Silverado MD 5500

No Photo Available

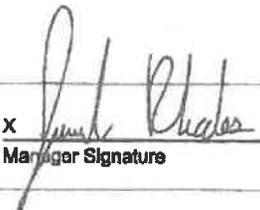
Color: White

MSRP/Retail	\$69,113.28
Selling Price	\$62,613.28
Rebate	0.00
Proc/Doc Fee	\$75.00
Lic/Fee	\$35.00
Accessories	0.00
Total Taxes	0.00
Trade Allowance	0.00
Trade Payoff	0.00
Cash Down	0.00
Amount Financed	\$62,723.28

\*\* All payments and rate quotes are approximate and are subject to credit approved\*\*

Save money with more down payment  
Lower BALANCE equals a lower monthly investment,  
Less finance charges and a shorter trade cycle.

X \_\_\_\_\_  
Customer Signature Date

X  \_\_\_\_\_  
Manager Signature Date 1/31/26



Order Details - Stored Configuration <FVZF29>

Customer Dealer

BAC Information

Contact Name: Jacob Rhodes  
 Contact Phone: 4198854444  
 Stock No. [Empty Field]  
 DAN: 4SYL

Model/Order Information

Model Year: 2025  
 Division: CHEVROLET  
 Distribution Entity: FLT Fleet  
 Order Type: FNR - Fleet Commercial  
 Allocation Group: SILVMD  
 Model: CC56403 - Silverado Medium Duty: 2WD  
 HD Chassis Regular Cab  
 TPW  
 Requested TPW: 2/23/26  
 MSRP w/DFC: \$69,113.28  
 VIN: [Empty Field]  
 Request ID: FVZF29

Vehicle Specifications

PEG: 1WT - PACKAGE WT OPTION 1  
 Color: GAZ - PRIMARY COLOR EXTERIOR, SUMMIT WHITE (G) 8624  
 Trm: H2Q - INTERIOR TRIM CONFIG VINYL, LEVEL 1, JET BLACK /DK ASH  
 Engine: L5D - ENGINE DIESEL, 8 CYL, 6.6L, DI, V8, TURBO, DURAMAX, GEN

Transmission Emissions

Ordered Options

066 - RATIO 4.10 (4 1/10) 1WT - PACKAGE WT OPTION 1 4D7 - INTERIOR TRIM JET BLACK/DK ASH 719 - SEAT BELT COLOR BLACK (10) 7Y7 - BATTERY 1100 CCA, DUAL BATTERY SYSTEM 8E8 - BUMPER FRT PAINTED, BLACK 9L3 - TIRE SPARE NONE 9L7 - EQUIPMENT ACSRY WRG JUNG BLK A31 - WINDOW POWER OPERATED, ALL DOORS (DO NOT USE ON NEW/MAJ) A52 - SEAT FRT BENCH AG1 - ADJUSTER FRT ST POWER, MULTI-DIRECTIONAL, DRIVER (DO NO AK0 - WINDOW TYPE PRIVACY AU3 - LOCK CONTROL SIDE DR, ELEC AY0 - RESTRAINT SYSTEM SEAT, INFLATABLE, DRIVER & PASS FRT, S BG9 - COVERING FLOOR RUBBER BTN - EQUIPMENT POST BATTERY, THREADED C67 - HVAC SYSTEM AIR CONDITIONER FRT, ELECTRONIC CONTROLS C99 - SWITCH INFL RST I/P MDL MAN SUPPRESSION DPN - MIRROR O/S LH & RH, WIDE LOAD, VERTICAL GLASS, MAN EXTE E01 - STEPS ASSIST ED9 - WHEELBASE 165 INCH F0C - AXLE END FRAME 49 INCH F59 - STABILIZER SHAFT FRT	FLT - SALES PROCESSING OPTION FNP - FENDERS FRONT EXTENSIONS - PAINTED FPF - EQUIPMENT EMISSION-DIESEL DPF MANUAL REGENERATION FTC - AXLE FRONT 6, 250 LB (2, 834 KG), FRONT NON DRIVING FTO - LUBRICANT RR AXLE, SYNTHETIC FTW - SUSPENSION FRONT 6, 250 LB (2, 834 KG), TAPERED LEAF G68 - SHOCK ABSORBERS RR, HD, TRUCK G86 - AXLE LIMITED SLIP GAZ - PRIMARY COLOR EXTERIOR, SUMMIT WHITE (G) 8624 GR4 - SUSPENSION REAR 13, 500 LB, MULTILEAF GZG - GVW RATING 19, 500 LBS H2Q - INTERIOR TRIM CONFIG VINYL, LEVEL 1, JET BLACK /DK ASH HD1 - AXLE REAR 15, 000 LB (6, 804 KG) IOR - RADIO INFOTAINMENT SYSTEM - 3.X LOW HMI, MIDLEVEL CONNE JL1 - CONTROL INTEGRATED TRAILER BRAKE K34 - CRUISE CONTROL AUTOMATIC, ELECTRONIC K40 - ENGINE BRAKE EXHAUST KBK - SHIFT CONTROL AUTOMATIC TRANSMISSION, PERFORMANCE KG4 - GENERATOR 150 AMP L5D - ENGINE DIESEL, 8 CYL, 6.6L, DI, V8, TURBO, DURAMAX, GEN MAH - MARKETING AREA US, PUERTO RICO/USVI M40 - TRANSMISSION AUTO 6 SPD, ALLISON, A1750RDS, 3.10 1ST 1. N2L - FUEL TANK REAR TANK 40 GAL (151L) N4C - CERTIFICATION EMISSION, USA 50 STATE NK5 - STEERING WHEEL STANDARD
---	---

NAOWB

- NPR - EXHAUST SYSTEM SIDE EXIT, RH, LOCATION BEHIND REAR WHEEL
- P0D - GUARD GRILLE SCREEN - INSECT PROTECTION
- PD7 - WHEEL SPARE (NONE)
- PTO - ENGINE CONTROL POWER TAKE OFF (PTO) CONTROLS
- PWV - WHEEL 19.5 X 6.75, J, ALUMINUM, DESIGN 1
- R64 - CONTROL SALES ITEM NO. 09
- R7N - CONTROL SALES ITEM NO. 39
- TR1 - LAMP TAIL & STOP
- U0Y - HORN SINGLE, TRUMPET STYLE
- U2J - DIGITAL AUDIO SYSTEM S-BAND - NONE (DNU NEXT NEW MAJOR)
- UDC - DISPLAY INSTRUMENT DRIVER INFO ENHANCED (ONE COLOR GRAP
- UE0 - COMMUNICATION SYSTEM VEHICLE - NONE
- UIR - INFOTAINMENT DISPLAY NORMALLY BLACK COLOR (TFT), 7", WV
- UMN - SPEEDOMETER INST, MILES & KILO, MILES ODOMETER
- UQ3 - SPEAKER SYSTEM ENHANCED AUDIO
- UVC - VISION REAR VIEW, MONO, ANALOG
- UY7 - WIRING HARNESS TRUCK TRAILER, HD
- VQ1 - FLEET PROGRAM DEALER ASSISTANCE, WITH HOLDBACK (ALL PRO
- VWX - GRILLE BASE VEHICLE

Customer Information

Customer Type Business Email rchalmers@cityofsylvaniam.com  
 Business Name City Of Sylvania Daytime Phone  
 Address 6730 Monroe St.  
 City Sylvania  
 Zip/Postal Code 43560  
 Province, State, or Territory OH  
 Country US

Fleet Information

Primary FAN 803461 End-User FAN  
 PO #

Event History

Global Filter

Event Code	Event Description	Effective Date	Timestamp	End Da
0500	Stored Configuration Accepted	1/31/26	1/31/26, 4:52:33.732 PM	
0501	Stored Configuration Added	1/31/26	1/31/26, 4:52:33.732 PM	

Total Records: 2 1 10

Change History

Global Filter

Effective Date	Timestamp	Data Element	Before Value
No data found.			

Total Records: 0 10



### Order Details - Order #FPWJP7



Customer Dealer

#### BAC Information

Contact Name  
Contact Phone

DAN

Stock No.

#### Model/Order Information

Model Year	2025
Division	CHEVROLET
Distribution Entity	FLT Fleet
Order Type	FNR - Fleet Commercial
Allocation Group	SILVMD
Model	CC56403 - Silverado Medium Duty 2WD HD Chassis Regular Cab
TPW	
Requested TPW	10/13/25
VIN	
Request ID	FPWJP7
MSRP w/DFC	\$69,218.28

x 1.02 = 70602.36

#### Vehicle Specifications

PEG	TWT - PACKAGE WT OPTION 1
Color	GAZ - Summit White
Trim	M2Q - INTERIOR TRIM CONFIG VINYL, LEVEL 1, JET BLACK /DK ASH
Engine	L5D - ENGINE DIESEL, 8 CYL, 6.6L, D4, V8, TURBO, DURAMAX, GEN
Transmission	
Enclosure	
Ordered Options	

066 - RATIO 4.10 (4 1/10)

1WT - PACKAGE WT OPTION 1

497 - INTERIOR TRIM JET BLACK/DK ASH

719 - SEAT BELT COLOR BLACK (10)

7Y7 - BATTERY 1100 CCA, DUAL BATTERY SYSTEM

825 - BUMPER FRT PAINTED, BLACK

9L3 - TIRE SPARE NONE

9L7 - EQUIPMENT ACSRY WRG JUNC BLK

AS1 - WINDOW POWER OPERATED, ALL DOORS (DO NOT USE ON NEW/MAJ)

AS2 - SEAT FRT BENCH

AS1 - ADJUSTER FRT ST POWER, MULTI-DIRECTIONAL DRIVER (DO NO

AK0 - WINDOW TYPE PRIVACY

AL3 - LOCK CONTROL SIDE DR, ELEC

AL4 - RESTRAINT SYSTEM SEAT, INFLATABLE, DRIVER & PASS FRT, S

809 - COVERING FLOOR RUBBER

61N - EQUIPMENT POST BATTERY, THREADED

067 - HVAC SYSTEM AIR CONDITIONER FRT, ELECTRONIC CONTROLS

029 - SWITCH INFL RST I/P MDL, MAN SUPPRESSION

DPN - MIRROR O/S LH & RH, WIDE LOAD, VERTICAL GLASS, MAN EXTE

801 - STEPS ASSIST

809 - WHEELBASE 165 INCH

800 - AXLE END FRAME 48 INCH

850 - STABILIZER SHAFT FRT

- PLT - SALES PROCESSING OPTION
- FPD - FENDERS FRONT EXTENSIONS - PAINTED
- FPF - EQUIPMENT EMISSION-DIESEL DPF MANUAL REGENERATION
- FTC - AXLE FRONT 6, 260 LB (2, 834 KG), FRONT NON DRIVING
- FTD - LUBRICANT RR AXLE, SYNTHETIC
- FTW - SUSPENSION FRONT 6, 250 LB (2, 834 KG), TAPERED LEAF
- GB3 - SHOCK ABSORBERS RR, HD, TRUCK
- GB6 - AXLE LIMITED SLIP
- GAZ - Summit White
- GR4 - SUSPENSION REAR 13, 500 LB, MULTILEAF
- GB3 - GVW RATING 19, 500 LBS
- H2Q - INTERIOR TRIM CONFIG VINYL, LEVEL 1, JET BLACK /DK ASH
- HD1 - AXLE REAR 16, 000 LB (6, 804 KG)
- IQS - RADIO INFOTAINMENT SYSTEM - UPLEVEL HML ENHANCED CONNE
- IL1 - CONTROL INTEGRATED TRAILER BRAKE
- Y36 - CRUISE CONTROL AUTOMATIC, ELECTRONIC
- K40 - ENGINE BRAKE EXHAUST
- NBR - SHIFT CONTROL AUTOMATIC TRANSMISSION, PERFORMANCE
- KG4 - GENERATOR 150 AMP
- L5D - ENGINE DIESEL, 8 CYL, 6.6L, DI, V8, TURBO, DURAMAX, GEN
- MAH - MARKETING AREA US, PUERTO RICO/USVI
- Q4D - TRANSMISSION AUTO 6 SPD, ALLISON, A1750RDS, 3.10 1ST 1.
- H2L - FUEL TANK REAR TANK 40 GAL (151L)
- H4C - CERTIFICATION EMISSION, USA 60 STATE

- NP8 - STEERING WHEEL LEATHER WRAPPED *Steering wheel Vrethene*
- MP8 - EXHAUST SYSTEM SIDE EXIT, RR, LOCATION BEHIND REAR WHEEL
- PE8 - GUARD GRILLE SCREEN - INSECT PROTECTION
- PD7 - WHEEL SPARE (NONE)
- PTO - ENGINE CONTROL POWER TAKE OFF (PTO) CONTROLS
- PMW - WHEEL 19.5 X 6.75, J, ALUMINUM, DESIGN 1
- RS1 - CONTROL SALES ITEM NO. 09
- R7N - CONTROL SALES ITEM NO. 39
- 405 - BLAVER COMPACT B100 AND MP8
- TR1 - LAMP TAIL & STOP
- 1BY - HORN SINGLE, TRUMPET STYLE
- U2J - DIGITAL AUDIO SYSTEM S-BAND - NONE (DMU NEXT NEW MAJOR)
- 480 - DISPLAY INSTRUMENT DRIVER INFO ENHANCED (MULTI COLOR ST *VDC - driver center screen*)
- UES - COMMUNICATION SYSTEM VEHICLE - NONE
- UNL - CONTROL STEERING WHEEL - ACCESSORY
- 1M1 - SPEEDOMETER INST, MILES & KLO, MILES ODOMETER
- 600 - SPEAKER SYSTEM ENHANCED AUDIO
- AVC - VISION REAR VIEW, MONO, ANALOG
- 1P7 - WIRING HARNESS TRUCK TRAILER, HD
- VD1 - FLEET PROGRAM DEALER ASSISTANCE, WITH HOLDBACK (ALL PRO)
- WV8 - GRILLE BASE VEHICLE
- KEY - TIRE FRONT 225/70R19.5 G 126/128 N BW HWY PRL
- KEY - TIRE REAR 225/70R19.5 G 126/128 N BW HWY PRL

IOR

Customer Information

Customer Type  
 First Name  
 Business Name  
 Middle Initial  
 Last Name  
 Email  
 Daytime Phone  
 Address  
 City  
 Zip/Postal Code  
 Province, State, or Territory  
 Country

Fleet Information

Primary FAN 803461  
 End-User FAN  
 PO #

80.

**ORDINANCE NO. 54-2026**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ACCEPT THE PROPOSAL OF KALIDA TRUCK EQUIPMENT, INC. FOR THE PROVISION OF ONE NEW DUMP TRUCK FOR THE DIVISION OF STREETS, DEPARTMENT OF PUBLIC SERVICE; APPROPRIATING \$37,200 THEREFORE; AND DECLARING AN EMERGENCY.**

WHEREAS, the Streets Division is in need of one (1) new dump truck to replace its current 2001 Ford 550 dump truck; and,

WHEREAS, the Director of Public Service has received a proposal from Kalida Truck Equipment, Inc. for the purchase of one (1) new dump body package at a cost of \$37,200; and,

WHEREAS, the Director of Public Service, by report dated March 2, 2026, has recommended acceptance of the proposal of Kalida Truck Equipment, Inc. to purchase one (1) new dump body package for the Streets Division, Department of Public Service.

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

SECTION 1. That the Mayor and the Director of Finance be, and they hereby are, authorized to sign the proposal of Kalida Truck Equipment, Inc. on behalf of this City, thereby indicating such approval and acceptance for the provision of one (1) new dump body package for the Division of Streets, Department of Public Service.

SECTION 2. That the Director of Public Service, Deputy Director of Public Service and/or Streets Foreman be, and hereby are, authorized and directed to sign any and all instruments and to do any and all things necessary to complete said purchase.

SECTION 3. That, upon receipt of delivery of said dump body package by the City of Sylvania, the Director of Finance is hereby authorized to issue his warrant or warrants in payment therefore from the **CAPITAL IMPROVEMENT FUND** from funds therein not heretofore appropriated to **Account No. 401-7610-53401 – Vehicles**, the total sum of Thirty-Seven Thousand Two Hundred Dollars (\$37,200.00).

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 proposal for said dump body package should be approved immediately so that the purchase can be made 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

# QUOTE



**Kalida Truck Equipment, Inc.**  
30840 Tracy Rd  
Walbridge OH 43465  
(419) 666-3700

Quote ID: DJB0008974

Quote Date: 1/9/2026

Quote Valid Until: 2/8/2026

Page 1 of 2

**Customer:** City Of Sylvania Street Depart  
5509 Harroun Road  
Sylvania OH 43560  
(419) 885-8973

**Contact:** MIKE ELLIOTT  
**Phone:** (419) 885-8973  
**Email:**

**Salesperson:** Colin Gregory

Part Number	Qty	Description	Unit Price	Amount
TOTAL	1 EA	GALION 11' STAINLESS STEEL DUMP PACKAGE	\$37,200.00	\$37,200.00

<b>Sub Total:</b>	<b>\$37,200.00</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Grand Total:</b>	<b>\$37,200.00</b>

GALION- STAINLESS STEEL DUMP BODY.  
11' LONG X 84" WIDE (INSIDE DIMENSIONS).  
18" HIGH RIGID SIDES - 24" HEAD AND TAILGATE.  
3.50 - 4.67 CUBIC YARD CAPACITY.  
STAINLESS STEEL SIDES, FRONT, AND TAILGATE.  
STAINLESS STEEL FLOOR WITH SIDE-TO-FLOOR BEVEL  
PLATE REINFORCEMENTS.  
CROSSMEMBERLESS UNDERSTRUCTURE.  
3/16" HIGH TENSILE STEEL 8" FULL BOXED TRAPEZOID LONGSILLS.  
DIRT SHEDDING FULL LENGTH LOWER RUB RAILS.  
BOXED TOP RAILS WITH SIDE BOARD POCKETS AND POCKET DEPTH ROUGH SAWN  
OAK WOOD SIDE BOARDS.  
FRONT CORNER POST, FULL DEPTH REAR CORNER POST WITH FULL WIDTH REAR BOLSTER.  
SINGLE PANEL, DOUBLE ACTING MANUAL OPERATED REAR TAILGATE WITH  
STREETSIDE FRONT CORNER TRIP LEVER AND "EASY LATCH" TOP HARDWARE.  
HALF CAB SHIELD INSTALLED.  
FEDERAL STANDARD REQUIRED #108 LIGHTS AND REFLECTORS.  
ELECTRONIC BACKUP ALARM.  
STAINLESS STEEL SPRING LOADED SHOVEL HOLDERS.  
NATURAL STAINLESS STEEL FINISH - BLACK UNDERSIDE.  
STAINLESS STEEL UNDERSTRUCTURE.  
FOLD UP LADDER ON STREETSIDE.  
REFLECTORIZED CONSPICUITY TAPE DOWN BOTH SIDES AND AROUND  
TAILGATE PERIMETER.

- \* FLEET ENGINEERS FULL RADIUS POLY FENDERS OVER EACH DRW
- \* RUBBER MUD FLAPS.
- \* 1/2" THICK STEEL PLATE WELDED-AND-REINFORCED TO CHASSIS FRAME  
WITH PINTLE HOOK AND / OR 2" RECEIVER TUBE, 7WAY RV AND 4WAY FLAT TRAILER PLUG  
AND TWO (2) #B40 CHAIN LASHING RINGS.

STROBE LIGHTING:  
SOUND-OFF SIGNAL, LIGHTING PACKAGE AS FOLLOWS:  
\*SINGLE COLOR AMBER MINI LIGHTBAR INSTALLED ON TOP OF CAB.  
\*FOUR (4) SOUND-OFF OVAL AMBER GROMMET MOUNTED  
STROBE LIGHTS. TWO INSTALLED IN SS BOXES FACING REARWARD. AND ONE IN

# QUOTE



**Kalida Truck Equipment, Inc.**  
30840 Tracy Rd  
Walbridge OH 43465  
(419) 666-3700

**Quote ID:** DJB0008974

**Quote Date:** 1/9/2026

**Quote Valid Until:** 2/8/2026

Page 2 of 2

THE EACH REAR CORNER POST.  
LED STOP/TURN/TAIL LIGHTS INSTALLED AT THE REAR.  
EXPOSED LIGHTS WIRES AND LIGHT CABLES SECURED TO BODY AND FRAME WITH  
RUBBER COATED BOLT-ON CLIPS.

GALION - DOUBLE ACTING UNDERBODY HOIST.  
CS615T-11 HOIST  
POWER UP AND POWER DOWN.  
10.0 TONS APPROXIMATE RATED LIFTING CAPACITY.  
FULL STEEL SUBFRAME WITH SAFETY BODY PROP.  
BLACK IN COLOR.

FURNISH AND INSTALL TORQUESHIFT AUTOMATIC TRANSMISSION  
MOUNTED #249 SERIES SHIFTABLE PTO AND PUMP.  
20 GALLON STEEL HYDRAULIC RESERVOIR.  
DUMP BODY VALVE.  
CABLE CONTROL RAN INTO CAB FOR OPERATION.

\*\*\* PACKAGE TO BE A DUPLICATE OF THE TRUCK FROM 2023 \*\*\*  
\*\*\* OUTSIDE OF DIFFERNT BRAND OF BODY \*\*\*  
\*\*\* IF THERE IS ANYTHING ELSE YOUD LIKE TO CHANGED, JUST LET US KNOW \*\*\*

QUOTED INSTALLED ON A CHEVY 5500 WITH AN 84" CA

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. Number:	

**A 3% CHARGE WILL BE APPLIED TO ALL DEBIT/CREDIT CARD TRANSACTIONS**

Quoted price does not include any applicable taxes

Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order

Due to the extremely volatile steel prices, our quoted price may change at any time. Call our office for an up to date price.

9

**ORDINANCE NO. 55-2026**

**REPEALING ORDINANCE NO. 34-2026; AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A CUSTOMER SUPPLY AGREEMENT WITH ARCHER ENERGY FOR THE PROVISION OF NATURAL GAS TO RESIDENTIAL AND SMALL COMMERCIAL CUSTOMERS WITHIN THE CITY OF SYLVANIA BEGINNING IN JUNE, 2026; AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Sylvania is approved by the Public Utilities Commission of Ohio (“PUCO”) as an opt-out government aggregator for natural gas and is a member of the Northwest Ohio Aggregation Coalition (“NOAC”); and,

WHEREAS, since 2003, NOAC has saved residents and small business customers in the aggregation over \$27,000,000 on their natural gas bills versus the Columbia tariff price; and,

WHEREAS, Ordinance No. 59-2024, passed by Sylvania City Council on April 1, 2024, authorized the Mayor and Director of Finance to enter into a Customer Supply Agreement with Archer Energy to act as the City’s Natural Gas Aggregation supplier for a 20-month term beginning in October, 2024 and ending in May, 2026; and,

WHEREAS, Ordinance No. 34-2026, passed by Sylvania City Council on February 2, 2026, authorized the Mayor and Director of Finance to enter into a Customer Supply Agreement with Archer Energy to act as the City’s Natural Gas Aggregation supplier for a 12-month term beginning in June, 2026; and,

WHEREAS, following the passage of Ordinance No. 34-2026, Archer Energy submitted revised offers for both a 12-month and 23-month term to NOAC that incorporated refunds it will receive as part of the Columbia Gas Transmission; and,

WHEREAS, after reviewing the revised offers, Palmer Energy recommended that 23-month offer from Archer Energy as it is estimated to result in the best savings for the residential and small commercial consumers in the City of Sylvania.

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

**SECTION 1.** That the Mayor and the Director of Finance be, and they hereby are, authorized to enter into a Customer Supply Agreement with Archer Energy to supply natural gas to City of Sylvania consumers enrolled in its opt-out aggregation program for up to a 23-month extension term beginning with June, 2026 and ending with the April, 2028 billing periods.

SECTION 2. Any such contract with Archer Energy shall be in a form which is acceptable and approved by the Director of Law.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Agreement for said natural gas services should be approved immediately so that City residents continue to receive the best possible natural gas pricing. 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, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ORDINANCE NO. 56-2026**

**AMENDING PART ONE – ADMINISTRATIVE CODE OF THE  
CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED, BY  
AMENDING CHAPTER 147 – RECORDS COMMISSION; AND  
DECLARING AN EMERGENCY.**

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

SECTION 1. That Section 147.01 – Established 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.”

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 amendment to this Chapter 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 on passage as an emergency: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2026, as an emergency measure.

ATTEST:

\_\_\_\_\_  
President of Council  
APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council  
APPROVED:

\_\_\_\_\_  
Director of Law

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**147.01 ESTABLISHED.**

There is hereby created the Records Commission of the City which shall consist of the Mayor or his/her appointed representative, as chair, and the Director of Finance, the Director of Law and a resident of the City of Sylvania or Sylvania Township appointed by the Mayor, subject to confirmation by a majority of members of Council, who shall serve until his/her successor is appointed and confirmed by Council.

(Ord. \_\_\_\_\_-2026. Passed \_\_\_\_\_-2026.)

“Exhibit A”

11

**ORDINANCE NO. 57-2026**

**AMENDING PART ONE – ADMINISTRATIVE CODE OF THE  
CODIFIED ORDINANCES OF SYLVANIA, 1979, AS AMENDED, BY  
AMENDING CHAPTER 129 – DEPARTMENT OF FINANCE; AND  
DECLARING AN EMERGENCY.**

WHEREAS, due to the impending retirement of the Director of Finance, Section 129.01 should be amended to provide for an additional signatory for both contracts and checks to ensure the continued operation of the City.

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

SECTION 1. That Section 129.01 – Director’s Powers and Duties 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.”

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 amendment to this Chapter 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 on passage as an emergency: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2026, as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**129.01 DIRECTOR'S POWERS AND DUTIES.**

(a) The Director of the Department of Finance shall be appointed by the Mayor, subject to confirmation by a majority of the members of Council, to serve until removed as provided in Section 5.0 of Article IV of the Charter. The Director of Finance shall be the Fiscal Officer of the City and shall be the head of the Department of Finance. He/she shall be the financial advisor of the City and shall at all times keep the Mayor and Council informed of the financial condition and needs of the City. To the extent required by the Constitution of the State of Ohio, he/she shall comply with the applicable laws of the State relating to certification for and expenditures of public moneys. To that end he/she shall prepare and sign all warrants for the disbursements of moneys of the City and shall examine all payrolls, bills and other claims against the City. Unless he/she finds that such payroll, bill or claim is in proper form, correctly computed and duly approved; that the same is due and payable; that a lawful appropriation has been made for the payment thereof; and that the amount required to pay the same is in the Treasury or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances, the Director of Finance shall issue no warrant for the payment thereof. The Director of Finance shall prepare the annual estimate of receipts and expenditures and all appropriation measures and submit the same to the Mayor for transmittal to Council. On or before March 31 of each year, the Director of Finance shall prepare and submit to the Mayor and Council a report of the financial condition of the City and of receipts and expenditures for the preceding calendar year, which report shall be published in accordance with the provisions of Section 12.0 of Article III of the Charter, all as provided for the Clerk-Auditor in Article V, Section 6.0 of the Charter. In the event of a vacancy in the position of Director of Finance, the Interim Director of Finance as designated by the Mayor, or the Finance Manager shall be authorized to perform the duties provided for above.

(b) The Director of Finance, or in the event of a vacancy in the position of Director of Finance, the Interim Director of Finance as designated by the Mayor, and the Mayor shall execute on behalf of the City all contracts, conveyances, evidences of indebtedness and other instruments to which the City is a party. The Director shall have custody and charge of all records of the City not otherwise by the Charter or by ordinance or resolution of Council committed to the charge or custody of other officers or agencies of the City. The Director shall authenticate all records, documents and instruments of the City except those records required to be authenticated by the Clerk of Council. He/she shall perform such other duties consistent with his office as the Mayor or the Council may request or direct, all as provided for the Clerk-Auditor in Article V, Section 7.0 of the Charter. (Ord. \_\_\_\_\_-2026. Passed \_\_\_\_\_-2026.)

\* \* \*

(e) All checks for the payment of money of \$10,000 or more issued by the City shall be signed by not less than two of the following designated officials of this City: Director of Finance, Director of Public Service, Commissioner of Taxation, Mayor. All checks for the payment of money less than \$10,000 shall be signed by one of the following designated officials of this City: Director of Finance, Director of Public Service and Commissioner of Taxation. (Ord. \_\_\_\_\_-2026. Passed \_\_\_\_\_-2026.)

“Exhibit A”

**ORDINANCE NO. 58-2026**

**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, \_\_\_\_\_, 2026, 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

2-Mar-26

<u>DATE</u>	<u>VENDOR/DESCRIPTION</u>	<u>AMOUNT</u>
1/9/2026	Habitec Security/ Court	3,656.06
1/13/2026	Mitchell/ Parks, streets, water, sewer	4,236.00
1/14/2026	Ohio Utilities Protection Serv/ Govt Assessment OUPS	3,482.30
1/22/2026	American Legal Publishing/ 2025 Codified Ordinances	7,334.48
1/26/2026	Right Stuff Software Corp/ Annual license and support	10,800.00
2/3/2026	Regional Court Addiction Diversion/ Court	15,576.38
2/6/2026	Hei-Way LLC/ Streets cold patch	3,265.18
2/10/2026	Keller & Co/ Software support	7,100.00
2/11/2026	InSource Solution Group/ Tax forms	4,574.43
2/11/2026	Buck & Knobby/ Streets	5,343.77
2/17/2026	Aerial Titans/ Parks 2025 Niftylift	55,850.00
2/17/2026	Lake Erie Electric/ Street light damages	4,351.80
2/23/2026	esri/ annual support GIS	15,688.00
		<hr/>
		141,258.40

**ORDINANCE NO. 120-2025**

**AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE LITTLE-CENTENNIAL COMMUNITY REINVESTMENT AREA IN THE CITY OF SYLVANIA, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL; AND DECLARING AN EMERGENCY.**

WHEREAS, the council of the City of Sylvania (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Sylvania that have not enjoyed reinvestment from remodeling or new construction; and,

WHEREAS, a survey of housing, a copy of which is on file in the office of the Clerk of Council as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; and,

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and,

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted; and,

WHEREAS, this matter was referred to the Finance Committee and thereafter the Finance Committee met on February 2, 2026 to discuss the creation of a new Community Reinvestment Area; and,

WHEREAS, the Finance Committee recommended the boundaries be expanded to include property to the north of Erie Street as depicted on the map attached hereto and that the Community Reinvestment Area be established.

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

SECTION 1. The area designated as the Little-Centennial Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

SECTION 2. Pursuant to ORC Section 3735.66, the Little-Centennial Community Reinvestment Area is hereby established in the area as legally described on the attached "Exhibit A" which is incorporated herein by reference. The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance as "Exhibit B" and by this reference incorporated herein. Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive.

SECTION 4. Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the ORC Section 3765.67. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods.

- a. Twelve (12) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being one hundred percent (100 %) for each of the Twelve (12) years.
- b. Up to and including fifteen (15) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being up to one hundred percent (100 %), the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- c. Up to and including fifteen (15) years, for the construction of new dwellings, as described in ORC Section 3735.67, with such exemption being up to one hundred percent (100 %), the term and percentage of which shall be negotiated on a case-by-case basis.
- d. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100 %) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the

term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

e. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100 %) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

For the purposes of the above-described Community Reinvestment Area, structures exclusively used for residential purposes and composed of two (2) and fewer units shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

For the purposes of above-described Community Reinvestment Area, the applicant must reach an agreement with the Sylvania City School District for the tax revenue the School District would have received if not for the abatement.

SECTION 5. All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

SECTION 6. To administer and implement the provisions of this Ordinance, the Mayor is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

SECTION 7. That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of the City of Sylvania, two members appointed by the Council of the City of Sylvania and one member appointed by the Planning Commission of the City of Sylvania. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the municipal corporation, appointed by the Mayor with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the City of Sylvania. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION 8. The council reserves the right to re-evaluate the designation of the Little-Centennial Community Reinvestment Area after December 31, 2026, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

SECTION 9. The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The council shall also hear appeals under 3735.70, of the ORC.

SECTION 10. The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

SECTION 11. That this ordinance shall take effect and be enforce from and after the earliest period allowed by land and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Ordinance.

SECTION 12. The Mayor of the City of Sylvania is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

SECTION 13. 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 14. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the easement should be granted immediately so that Toledo Edison can install and maintain the electricity infrastructure necessary to provide service. 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, \_\_\_\_\_, 2026 as an emergency measure.

\_\_\_\_\_  
President of Council

ATTEST:

APPROVED AS TO FORM:

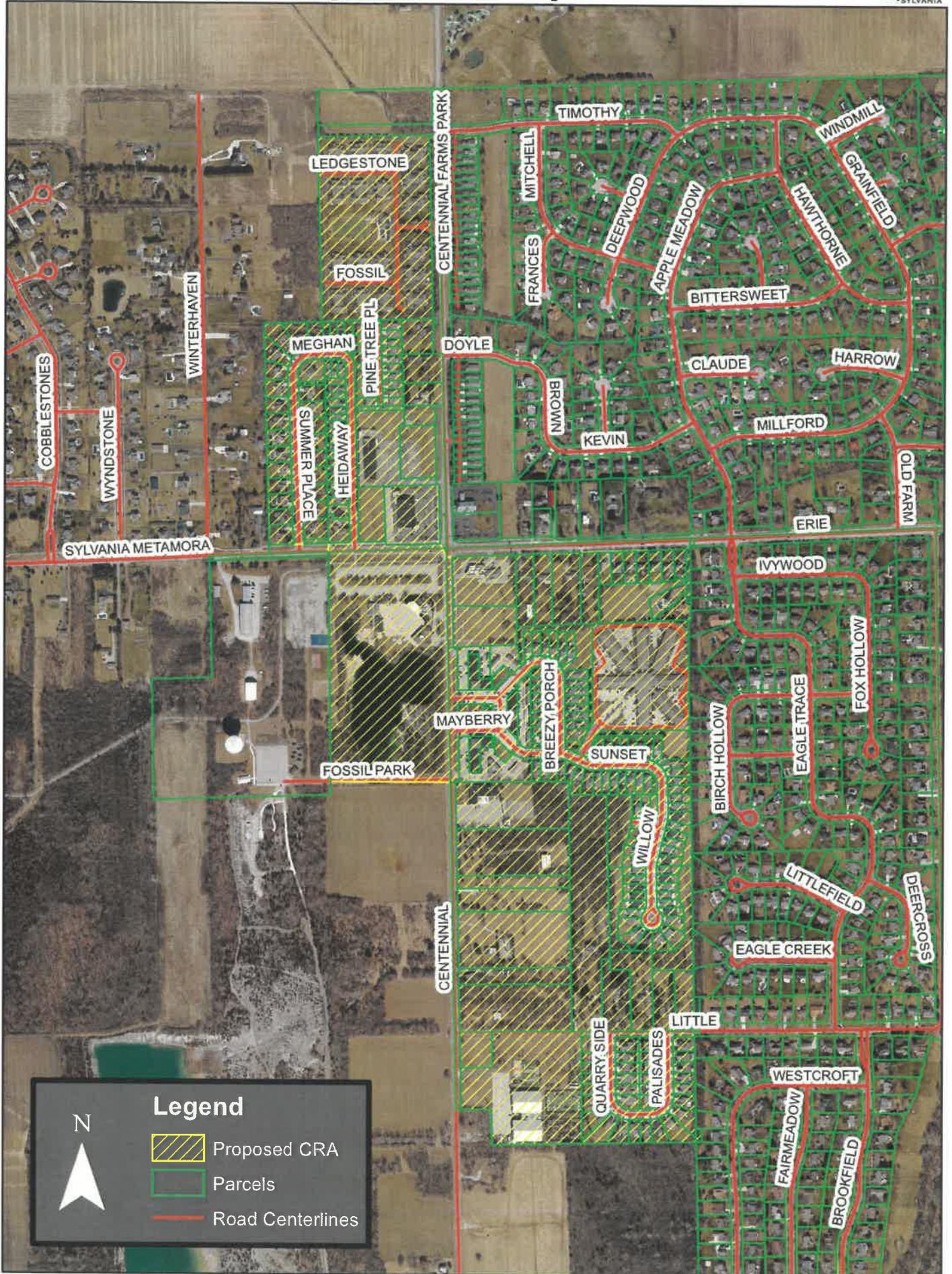
\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Director of Law

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date



**Legend**

- Proposed CRA
- Parcels
- Road Centerlines



# COMMUNITY REINVESTMENT AREA

## Housing Survey

Prepared By: Sylvania Law Department

September 24, 2025

## PURPOSE AND SCOPE

The purpose of this report is to determine whether the area shown in Appendix A should be designated as a Community Reinvestment Area (CRA) as defined by the Ohio Revised Code (ORC) Sections 3735.65-3735.70. The survey area is entirely made up of census tracts . The proposed CRA location represents property in the Centennial Road/Erie Street area which has \_\_\_\_ total housing units according to the U.S. Census Bureau. By establishing a CRA in this area, the City of Sylvania would be better able to encourage development and improvement in this area.

## GENERAL DESCRIPTION OF SYLVANIA, OHIO

The City of Sylvania is a suburban city located northwest of Toledo in Lucas County. The City has a diverse base of employers including health care and higher education.

The proposed CRA was annexed to the City of Sylvania from Sylvania Township in 20\_\_.

## GENERAL DEMOGRAPHIC CHARACTERISTICS

The best indicators to use to describe and identify past conditions and trends in the community are the demographic and socio-economic characteristics provided by the U.S. Census Bureau. The statistical information provided in this section, unless noted, was derived from census reports published by the U.S. Census Bureau. Errors in the data are possible based on the way census data is collected, however, the discrepancies will not negate the usefulness of the census data to conduct the analysis.

### Population

The City of Sylvania's population increased marginally from 2010 to 2020, while Lucas County's population decreased by 2.4%. The following table illustrates the population changes between 2010 and 2020:

	2010 Population	2020 Population	Change	
			Amount	Percent
Sylvania	18,965	19,011	46	.24%
Lucas County	441,815	431,279	-10,536	-2.4%
Ohio	11,536,504	11,799,448	262,944	2.28%

## Housing Tenure

The table below shows housing tenure information from the 2020 Census.

	Occupied Units	Owner Occupied	Owner Occupied %	Renter Occupied	Renter Occupied %
Sylvania	7,529	5,838	77.5%	1,690	22.4%
Lucas County	182,847	119,492	65.4%	63,355	30.1%
Ohio	105,480,101	69,815,753	66.2%	35,664,348	33.8%

## General Housing Stock Information

The proposed CRA contains housing stock that is in need of considerable repair.

Following is a sampling summary of the structures in the CRA:

### 8134 Little Rd.

This single-family residence was built in 1960 and is approximately 2,112 square feet. This structure has been issued a C- grade by the Lucas County Auditor's Office.

### 5540 Centennial Rd.

This single-family residence was built in 1954 and is approximately 912 square feet. This structure has been issued a D+ grade by the Lucas County Auditor's Office.

### 8118 Erie St.

This single-family residence was built in 1961 and is approximately 3,284 square feet. This structure is graded C by the Lucas County Auditor's Office.

### 8220 Erie St.

This single-family residence was built in 1878 and is approximately 1,730 square feet. This structure is graded D+ by the Lucas County Auditor's Office.

### 8143 Erie St.

This single-family residence was built in 1989 and is approximately 1,676 square feet. This structure is graded C- by the Lucas County Auditor's Office.

### 8206 Erie St.

This single-family residence was built in 1939 and is approximately 2,509 square feet. This structure is graded C by the Lucas County Auditor's Office.

8235 Erie St.

This single-family residence was built in 1962 and is approximately 2,200 square feet. This structure is graded C- by the Lucas County Auditor's Office.

8253 Erie St.

This single-family residence was built in 1959 and is approximately 1,322 square feet. This structure is graded C- by the Lucas County Auditor's Office.

8208 Erie St.

This single-family residence was built in 1992 and is approximately 2,242 square feet. This structure is graded C by the Lucas County Auditor's Office.

**CONCLUSIONS**

The data provided within this report suggests the proposed CRA is an area that has older housing, are showing signs of deterioration, experiencing lower housing values and have seen little reinvestment. Therefore, the proposed CRA meets the criteria for a Community Reinvestment Area as defined by the Ohio Revised Code as "one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

Sylvania, Ohio

 Google Street View

Jun 2023 [See more dates](#)



Sylvania, Ohio

 Google Street View

Jun 2023 [See more dates](#)



Sylvania, Ohio

 Google Street View

Jun 2023 [See more dates](#)



Sylvania, Ohio

 Google Street View

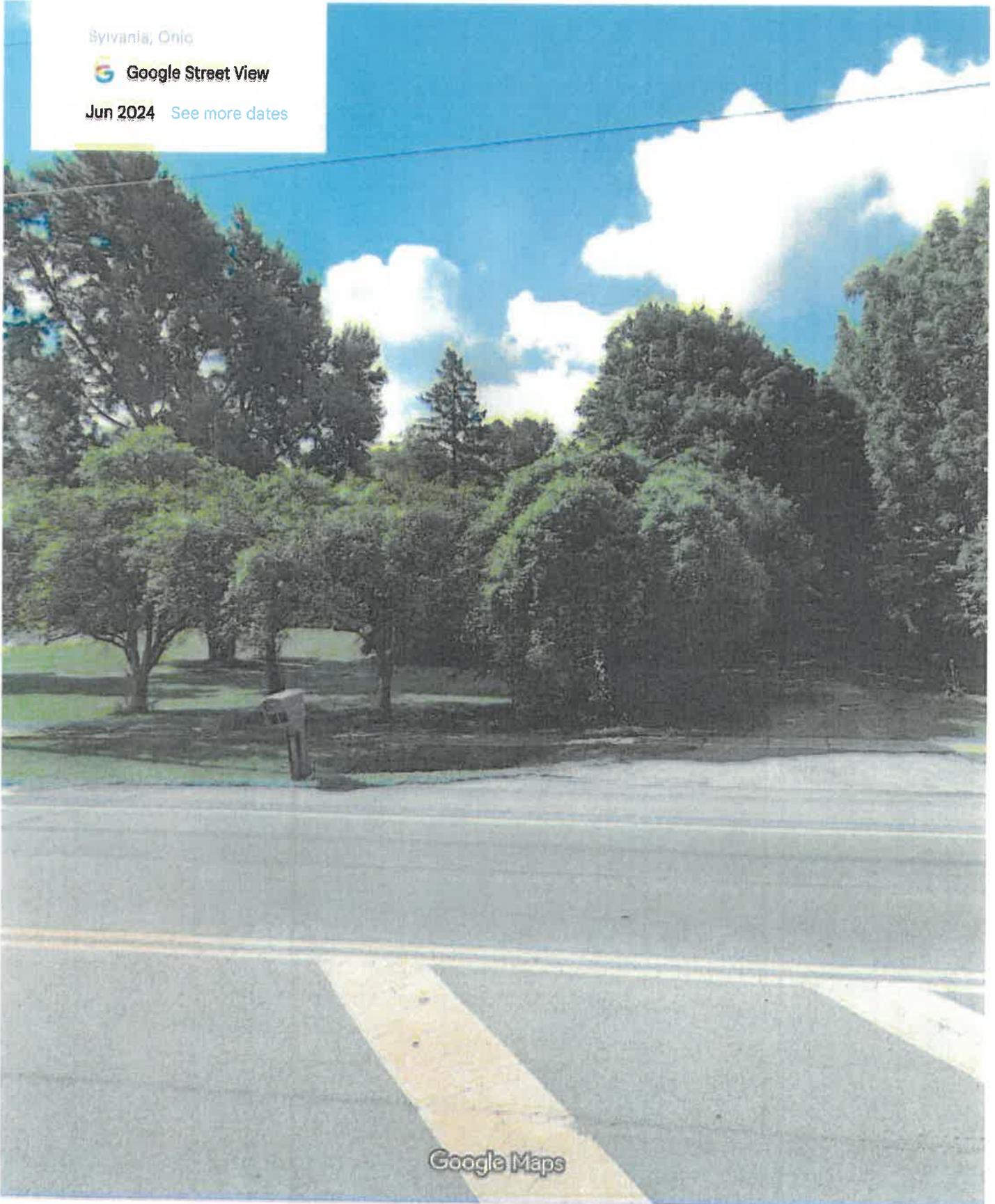
Jun 2024 [See more dates](#)



Sylvania, Ohio

 Google Street View

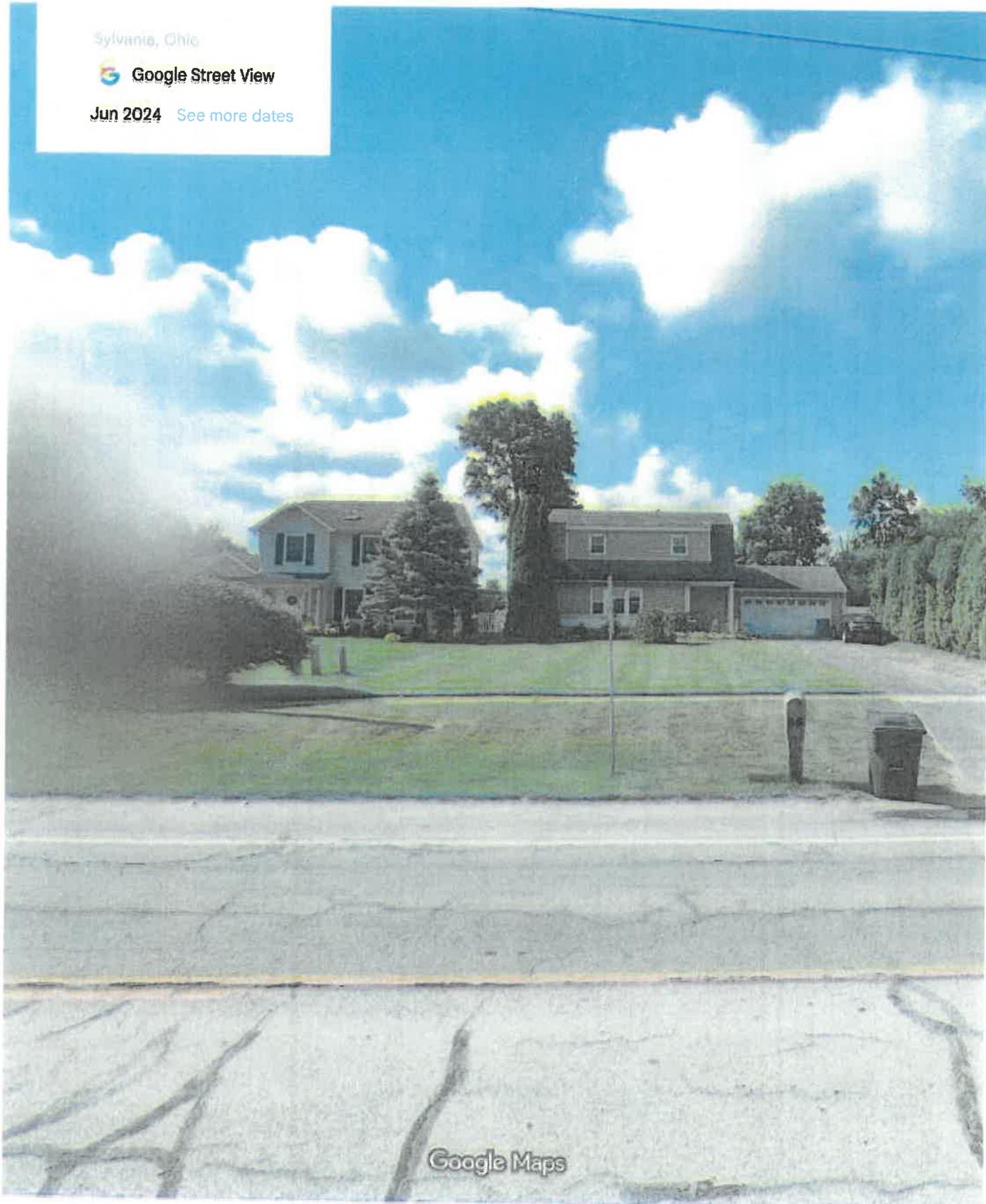
Jun 2024 [See more dates](#)



Sylvania, Ohio

 Google Street View

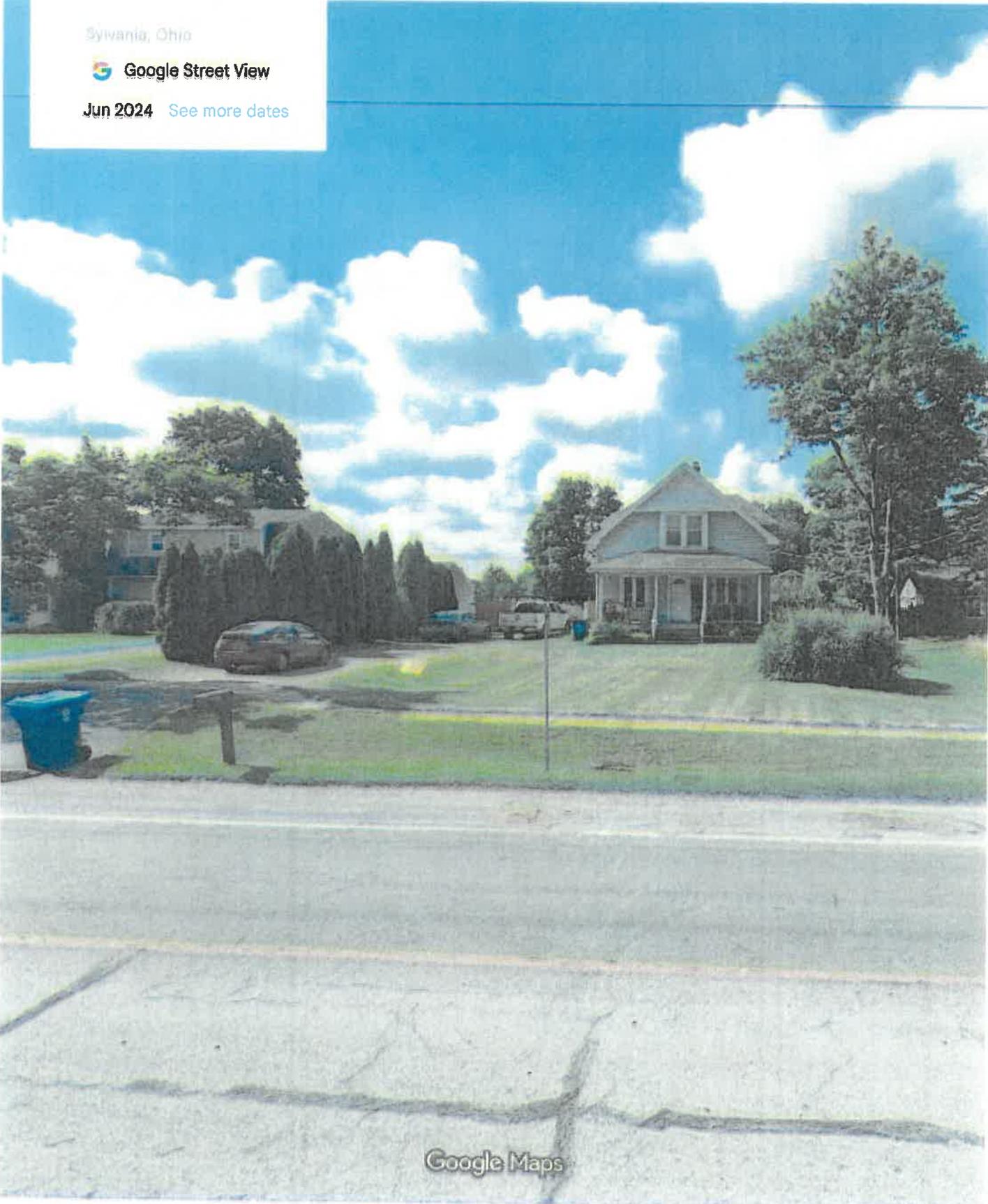
Jun 2024 [See more dates](#)



Sylvania, Ohio

Google Street View

Jun 2024 [See more dates](#)



Sylvania, Ohio

 Google Street View

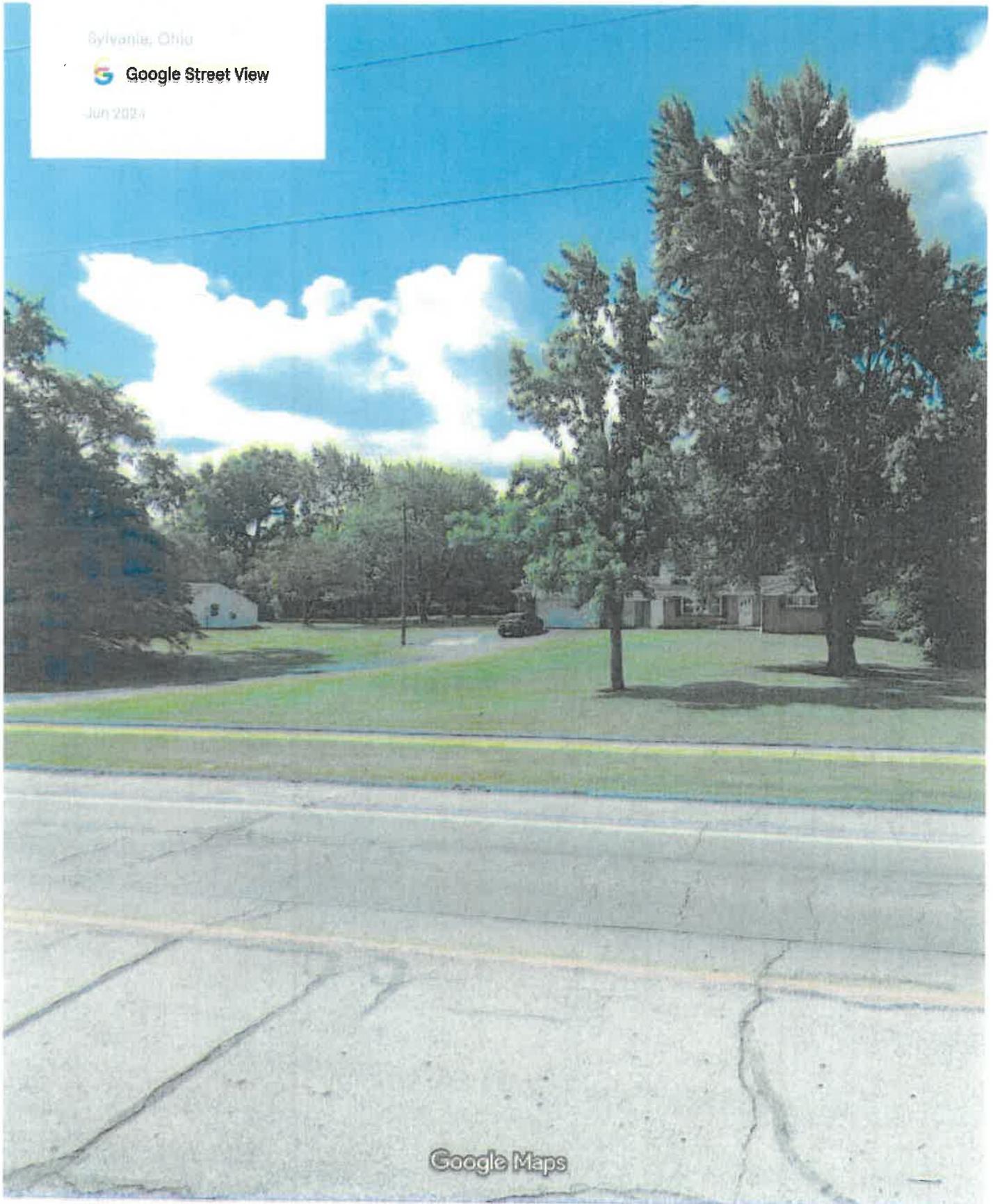
Jun 2024 [See more dates](#)



Sylvania, Ohio

Google Street View

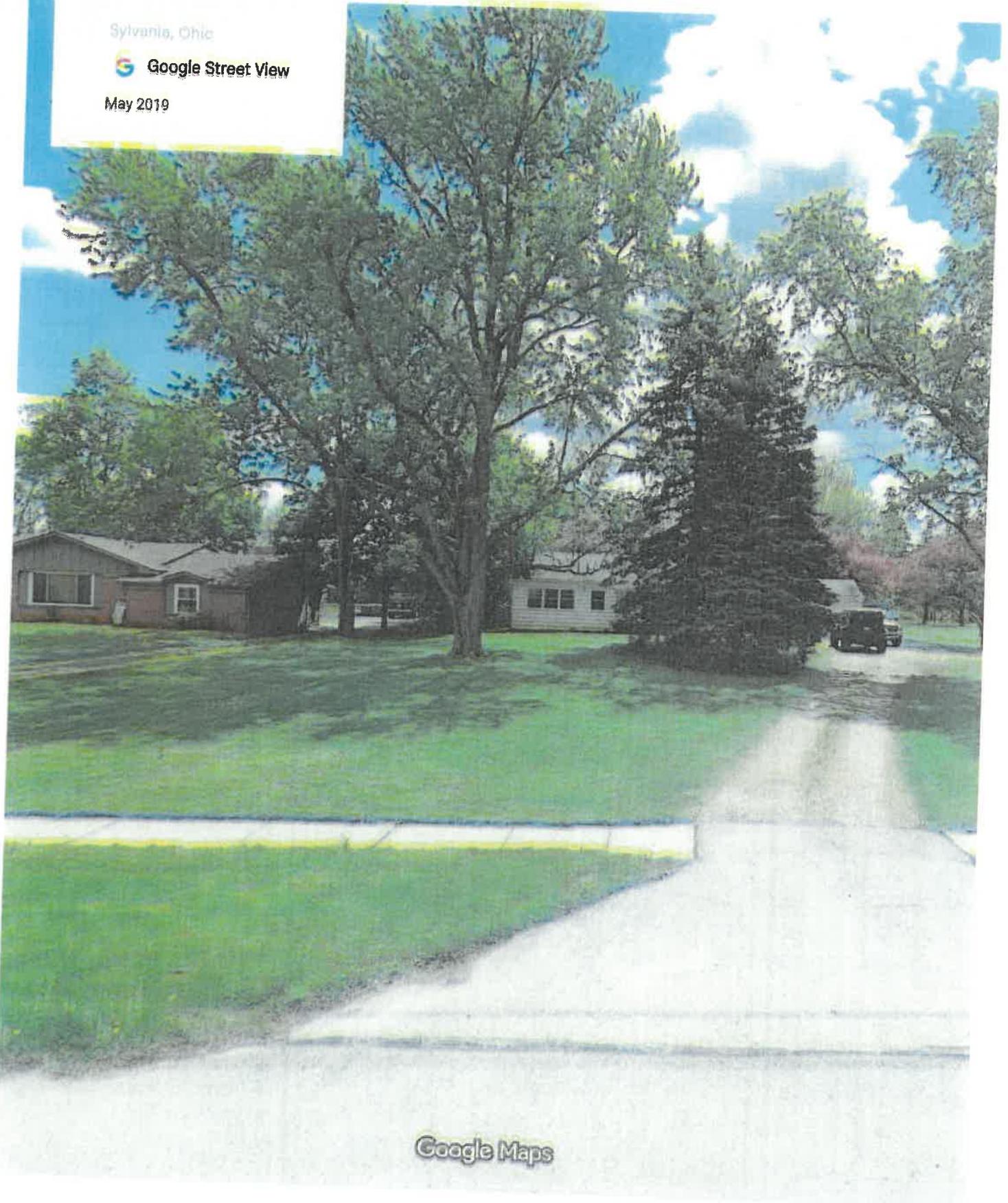
Jun 2021



Sylvania, Ohio

Google Street View

May 2019





OFFICE OF THE MAYOR, MARK R. FRYE

March 2, 2026

**TO THE MEMBERS OF SYLVANIA CITY COUNCIL:**

RE: Appointment to the Municipal Planning Commission of Sylvania, Ohio

Dear Council Members:

Mr. Zachary Liber has expressed his interest in serving on the Municipal Planning Commission of Sylvania, Ohio. Mr. Liber is being appointed to the Municipal Planning Commission to fill the unexpired term of Mr. Ken Marciniak who recently resigned. Mr. Liber's term will expire December 31, 2027.

Mr. Liber is a life-long resident of the City of Sylvania and also serves on the EPIC Toledo Advisory Council. Mr. Liber is also a Principal at Signature Associates and would be a valuable addition to the Municipal Planning Commission.

Therefore, I am pleased to announce the appointment of Mr. Zachary Liber to the Municipal Planning Commission of Sylvania, Ohio and request that you confirm this appointment.

Respectfully submitted,

Mark R. Frye  
Mayor

MRF/lb