

## Sylvania City Council

October 21, 2024

### 7:30 p.m. Council Meeting

#### Agenda

1. Roll call: Mr. Frye, Mr. Hansen, Mr. Haynam, Mr. McCann, 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 October 7, 2024.
5. Report from Finance Committee meeting held on Monday, October 14, 2024.
6. Harroun Park River Trail Stream Restoration (Phase 2) – Design-Build Contract Change Order No. 2 (Final).
  - a. Service Director’s letter recommending approval of Change Order No. 2 (Final).
  - b. Proposed Ordinance No. 114-2024, Authorizing the Mayor and Director of Finance to approve a Second Amendment to this City’s Agreement with Civil & Environmental Consultants, Inc. for this project.
7. Balfour Waterline Improvements & Resurfacing – Change Order No. 2 (Final).
  - a. Service Director’s letter recommending approval of Change Order No. 2 (Final).
  - b. Proposed Ordinance No. 115-2024, Authorizing the Mayor and Director of Finance to approve Change Order No. 2 (Final) to this City’s Agreement with Geddis Paving and Excavating, Inc. for this project.
8. Sylvania Schools Maintenance & Construction Agreement with Right of Entry to replacing 4 Rectangular Rapid Flashing Beacon Systems with Pedestrian Hybrid Beacons.
  - a. Service Director’s letter recommending approval of agreement.
  - b. Proposed Ordinance No. 116-2024, Authorizing the Mayor and Director of Finance to enter into a Maintenance and Construction Agreement with Right of Entry on behalf of the City of Sylvania with the Board of the Sylvania City School District relative to this project.
9. Monroe Street Traffic Signal Improvements Project.
  - a. Service Director’s letter requesting approval of the permanent right-of-way contract for sale with KIF Properties, Ltd.
  - b. Proposed Ordinance No. 117-2024, Authorizing the Mayor and Director of Finance to enter into a contract for sale and purchase of real property for a portion of the property along the north side of Monroe St. at the Fifth Third Bank/Major Magics Intersection relative to this project.
10. Proposed Ordinance No. 118-2024, Accepting for annexation to the City of Sylvania, Ohio, the territory described in Annexation Petition Number 2024-2.

11. Service Director's letter requesting authorization to begin the Letter of Interest solicitation for Construction Management Services for the Downtown Transportation Improvement (Phase 1) project.
12. Petition for Zoning Ordinance Amendment Application No. ZA-2-2024 from Mike Hojnacki for Centennial Crossings Plat One Lot BB & Lot GG, 8233 Sunset Lane & 5750 Breezy Porch Drive, to build 7-unit Town Homes, change a portion of planned development from commercial to residential. (Council referral to Plan Commission)
13. Committee reports.
14. Committee referrals.

#### **INFORMATION**

- A. Board of Architectural Review meeting minutes from October 16, 2024.
- B. Municipal Planning Commission meeting minutes from October 16, 2024.
- C. Press Release for the Erie Street and Monroe Street Roundabout & Erie Street Resurfacing Project.
- D. US-23/Monroe Street Interchange Project Fact Sheet.

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The Council of the City of Sylvania, Ohio met in regular session on October 7, 2024 at 7:30 p.m. with Mayor Stough in the chair. Roll was called with the following members present: Mark Frye, Marcus Hansen, Doug Haynam, Brian McCann, Patrick Richardson, Mary Westphal, Lyndsey Stough; (7) present; (0) absent.

Roll call:  
7 present.

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

Pledge of  
Allegiance.

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

Additions to the agenda:

Item #6b. Proposed Ordinance No. 112-2024.

Item# 7b. Proposed Ordinance No. 113-2024.

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

Agenda approval.

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

Mr. Frye presented the September 16, 2024 regular meeting minutes. Mr. Frye moved, Mr. Hansen 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 September 16, 2024 be approved; roll call vote being: Haynam, Hansen, Frye, McCann, Richardson, Westphal, Stough; (7) yeas; (0) nays. The motion carried.

Approval of the  
Sept.16, 2024  
Meeting minutes.

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

Katie Fields, part owner of Inside the Five, Sylvania, gave a brief update on the changes being made to the original project agreement. She stated that instead of a rooftop bar addition to the existing building, plans are now to create an outdoor seating area with a stage, fire pits, picnic tables, outdoor bar, etc. All members of council were given a letter describing the project with renderings.

Inside the Five  
Project Update.

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

Mr. Frye gave a brief report on the Public Hearing held this date on SUP-3-2024, ProMedica Flower Hospital Addition to existing Central Utility Plant. Brian McNulty and the architect for the project were present to answer any questions and briefly explained the project. No residents were in attendance therefore no opposition was heard.

Report on Public  
Hearing held this  
date for SUP-3-  
2024.

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

Mr. Haynam presented and read aloud by title only, proposed Ordinance No. 112-2024, a written copy of same having been previously furnished to each member of Council

Ordinance No.  
112-2024, "...  
expansion of its

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“Granting a Special Permit to allow the expansion of its Central Utility Plant on the Flower Hospital Campus located at 5200 Harroun Road, Sylvania, Ohio, on the application of Brian McNulty, Associate Vice President of ProMedica, on the recommendation of the Municipal Planning Commission; and declaring an emergency.”; Mr. Haynam moved, Mrs. Westphal seconded for passage of Ordinance No. 112-2024 as an emergency measure; roll call vote being: Stough, Hansen, Haynam, McCann, Westphal, Richardson, Frye; (7) yeas; (0) nays. The motion carried.

existing central utility plant on the Flower Hospital Campus...”

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

Mr. Haynam pushes back from the table.

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

Mr. Frye gave a brief report on the Public Hearing held this date on ZA-1-2024, Mercurio Developers Zoning Change Request for 5142 W. Alexis Rd. Joe Mercurio and Don Feller were present to answer any questions and briefly explained the project. No residents were in attendance therefore no opposition was heard.

Report on Public Hearing held this date on ZA-1-2024.

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

Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 113-2024, a written copy of same having been previously furnished to each member of Council “Approving the recommendation of the Municipal Planning Commission to approve Petition for Zoning Ordinance Amendment No. ZA-1-2024 on the petition of Joe Mercurio, President, on behalf of Mercurio Developers, Inc. to change the zoning of 5142 W. Alexis Road in the City of Sylvania, Ohio; and declaring an emergency.”; Mr. Hansen moved, Ms. Stough seconded for passage of Ordinance No. 113-2024 as an emergency measure; roll call vote being: Stough, Hansen, McCann, Westphal, Haynam, Richardson, Frye; (7) yeas; (0) nays. The motion carried.

Ordinance No. 113-2024, “...Mercurio Developers... 5142 W. Alexis Rd...”

Mr. Haynam returned to the table.

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

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Service Director's letter on contract modification proposal from DGL was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 106-2024, a written copy of same having been previously furnished to each member of Council "Authorizing the Mayor and Director of Finance to approve the amendment to the City's agreement with DGL Consulting Engineers, LLC to reflect the work for the Plan Revision for the Monroe Street Traffic Signal Improvement Project; appropriating funds therefore in the amount of \$7,000; and declaring an emergency."; Mr. Richardson moved, Mr. McMann seconded for passage of Ordinance No. 106-2024 as an emergency measure; roll call vote being: Frye, Haynam, Stough, McCann, Hansen, Westphal, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 106-2024, "... DGL... Monroe Street Traffic Signal Imp. Project..."

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

Service Director's letter recommending approval of the Pass-through Grant Agreement with ODNR was placed on file. Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 107-2024, a written copy of same having been previously furnished to each member of Council "Authorizing the Mayor and Director of Finance to enter into a Pass-Through Grant Agreement between the State of Ohio, Department of Natural Resources and the City of Sylvania for the Plummer Pool Bath House Renovations; and declaring an emergency."; Mrs. Westphal moved, Mr. McCann seconded for passage of Ordinance No. 107-2024 as an emergency measure; roll call vote being: Hansen, Frye, Haynam, Stough, McCann, Westphal, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 107-2024, "... ODNR... Pass Through Agreement... Plummer Pool Bath House..."

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

Service Director's letter requesting bid approval for this project was placed on file. Mrs. Westphal presented and read aloud by title only, proposed Ordinance No. 108-2024, a written copy of same having been previously furnished to each member of Council "Accepting the bid of Van Tassel Construction Corporation and awarding the contract for the Plummer Pool Bath House Renovations Project to same; authorizing the expenditure for the improvements in the amount of \$394,000; appropriating funds therefore; and declaring an emergency."; Mrs. Westphal moved, Mr. McCann seconded for passage of Ordinance No. 108-2024 as an emergency measure; roll call vote being: Hansen, Frye, Haynam, McCann, Westphal, Richardson, Stough; (7) yeas; (0) nays. The motion carried.

Ordinance No. 108-2024, "... Van Tassel... Plummer Pool Bath House Renovations..."

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

Service Director's letter recommending approval of this change order was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 109-2024, 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. 1 (Final) to this City's agreement with Henry W. Bergman, Inc. for the McCord Road Resurfacing Project; decreasing the contract amount by \$77,595.30; and declaring an emergency."; Mr. Richardson moved, Mr. Hansen seconded for passage of Ordinance No. 109-2024 as an emergency measure; roll call vote being: Westphal, Hansen, Frye, Haynam, Stough, McCann, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 109-2024, "...Change Order No. 1(Final) ...Henry W. Bergman... McCord Road Resurfacing Project..."

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

Service Director's letter recommending approval of Change Order No. 1 was placed on file. Mr. Richardson presented and read aloud by title only, proposed Ordinance No. 110-2024, 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. 1 to this City's agreement with Geddis Paving & Excavating for the Main Street Reconstruction Project to provide for excavation not accounted for in the design; increasing the contract amount by \$48,300; appropriating funds therefore; and declaring an emergency."; Mr. Richardson moved, Mr. Haynam seconded for passage of Ordinance No. 110-2024 as an emergency measure; roll call vote being: Frye, Hansen, Haynam, Stough, McCann, Westphal, Richardson; (7) yeas; (0) nays. The motion carried.

Ordinance No. 110-2024, "... Change Order No. 1... Geddis Paving...Main Street Reconstruction Project..."

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

Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 111-2024, a written copy of same having been previously furnished to each member of Council "Amending Chapter 951 – Street, Park and other Trees of the Sylvania Codified Ordinances, 1979, as amended; and declaring an emergency."; Mr. Hansen moved, Mr. Haynam seconded for passage of Ordinance No. 111-2024 as an emergency measure; roll call vote being: Frye, Haynam, Stough, Hansen, Westphal, Richardson, McCann; (7) yeas; (0) nays. The motion carried.

Ordinance No. 111-2024, "...Amending Chapter 951... Street, Park and other Trees..."

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

Service Director's letter requesting authorization to advertise for bids on the Downtown Transportation Improvements (Phase 1) Project was placed on file. Mr. Richardson moved, Mr. McCann seconded to approve authorization to advertise for bids on this project; roll call vote being: Stough, Richardson, McCann, Hansen, Westphal, Haynam, Frye; (7) yeas; (0) nays. The motion carried.

Request  
authorization to  
advertise for bids  
on the DT  
Transportation  
Improvements  
(Phase 1) Project.

Mayor Stough stated all agenda items have been addressed.

Mr. Frye moved, Mr. McCann seconded to adjourn at 8:41 p.m. Roll call vote being: Frye, Richardson, Westphal, Hansen, Stough, Haynam, McCann; (7) yeas; (0) nays.

Adjournment.

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Clerk of Council

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Mayor



ba.

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

October 21, 2024

To: The Mayor and Members of Sylvania City Council

Re: **Harroun Park River Trail Stream Restoration (Phase 2)**  
**Design-Build Contract Change Order No. 2 (Final)**

Dear Mr. Mayor and Council Members:

At the August 15, 2022 meeting City Council authorized a \$702,000 design-build contract with Civil & Environmental Consultants, Inc. (CEC) to design and construct the Phase 2 improvements scheduled in Harroun Park for a portion of the Ottawa River (Ord. 74-2022). The City successfully secured a \$600,000 Great Lakes Restoration Initiative (GLRI) grant to help pay for the project.

At the October 16, 2023 meeting City Council authorized a design-build contract modification with CEC in the amount of \$182,669.18 which was the estimated amount to expand the in-stream structure work and streambank stabilization efforts (Ord. 87-2023). The contract amount was increased from \$702,000 to \$884,669.18 To help offset the cost, the Service Department was successfully able to secure additional funding from GLRI in the amount of \$91,335 which was a 50/50 split of cost increase amount.

The project work has been completed and the final cost of the improvement was \$873,676.03. As a result, a final change order in the amount of \$10,993.15 is necessary to decrease the final contract amount with CEC from \$884,669.18 to \$873,676.03.

We would recommend approval of Change Order No. 2 (Final) in the \$10,993.15 to decrease the final contract price. Please call if you should have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "J. Shaw", written over a horizontal line.

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



bb.

**ORDINANCE NO. 114-2024**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO APPROVE A SECOND AMENDMENT TO THE CITY'S AGREEMENT WITH CIVIL & ENVIRONMENTAL CONSULTANTS, INC. FOR THE HARROUN PARK RIVER TRAIL STREAM RESTORATION PROJECT (PHASE 2) TO REFLECT THE FINAL COST OF THE IMPROVEMENT; DECREASING THE PROPOSAL AMOUNT BY \$10,993.15; AND DECLARING AN EMERGENCY.**

WHEREAS, Ordinance No. 74-2022, passed August 15, 2022, accepted the proposal of Civil & Environmental Consultants, Inc. (hereafter "CEC") for the design-build services for the Harroun Park River Trail Stream Restoration Project (Phase 2) in the amount of Seven Hundred Two Thousand Dollars (\$702,000.00); and,

WHEREAS, funding for the project included a Great Lakes Restoration Initiative grant in the amount of \$600,000, with the City contributing \$102,000; and,

WHEREAS, Ordinance No. 87-2023, passed October 16, 2023, authorized the Mayor and Director of Finance to approve an amendment to the City's Agreement with Civil & Environmental Consultants, Inc. for the Harroun Park River Trail Stream Restoration Project (Phase 2) to reflect the additional streambank stabilization required; increasing the proposal amount by \$182,669.18; and,

WHEREAS, the City was able to secure additional grant funding from the Great Lakes Restoration Initiative in the amount of \$91,335; and,

WHEREAS, the project is complete and the final cost of the improvement is \$873,676.03, a decrease in the contract amount of \$10,993.15; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2024, has recommended approval of the amendment to the City's Agreement with Civil & Environmental Consultants, Inc. decreasing the contract amount from \$884,669.18 to \$873,676.03.

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

SECTION 1. That said decrease in the proposal in the amount of Ten Thousand Nine Hundred Ninety-Three and 15/100 Dollars (\$10,993.15), authorized to be appropriated be, and the same hereby is, approved, and the Mayor and the Director of Finance be, and they hereby are, authorized to sign said proposal amendment on behalf of this City, thereby indicating such approval and changing the total contract amount.

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 decrease in the proposal amount should be approved 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, \_\_\_\_\_, 2024, as an emergency measure.

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

ATTEST:

APPROVED AS TO FORM:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**CITY OF SYLVANIA, OHIO**

**CHANGE ORDER**

Number 2-Final

Project Ordinance No.: 74-2022 & 87-2023 Purchase Order No. 62768 (Original)  
64989 (Contract Modification)

Contract: Harroun Park Stream Restoration (Phase 2)

Title of Change Order: \_\_\_\_\_

Date: 10/9/2024

Description of Change:	Original Contract Cost (Ord. 74-2022)	\$702,000.00
	Contract Modification (Ord. 87-2023)	\$182,669.18
	Contract Modification Project Cost	\$884,669.18
	Final Project Cost	\$873,676.03
	<b>TOTAL</b>	<b>-\$10,993.15</b>

RECOMMENDED  
FOR APPROVAL BY:

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

10/10/2024  
Date

Original Contract Amt	\$	702,000	00
Previous Changes (+ or --)	\$	182,669	18
This Change (+ or --)	\$	-10,993	15
Adjusted Contract Amt	\$	873,676	03

REVIEWED BY:   
Engineer  
DATE: 10/10/24   
Engineers Signature  
SUBMITTED BY: Timothy D Murphy  
Name of Contractor  
DAT 10/9/2024   
Contractor's Signature

City of Sylvania, Ohio

The above proposal is hereby approved.

The above proposal is hereby approved.

Craig A. Stough, Mayor

Date

Toby Schroyer, Finance Director

Date



7a.

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

October 21, 2024

To: The Mayor and Members of Sylvania City Council

Re: **BALFOUR WATERLINE IMPROVEMENTS & RESURFACING – CHANGE ORDER NO. 2 (FINAL)**

Dear Mr. Mayor and Council Members:

The contractor's work on the Balfour Road Waterline Improvements and Resurfacing Project has been completed. The Service Department is requesting a final project change order that will capture one additional roadway related scope of work item as well as all quantity underruns and overruns.

The additional scope of work item included topsoil and seeding repair work from an errant package delivery truck within days after the newly placed topsoil and seed was installed. The remobilization effort for the landscaping contractor including materials was in the amount of \$1,770.30.

Most of the larger quantity overruns consisted of additional tree removal work than noted in the plans. Seven (7) additional trees were removed over plan quantity that amount to \$14,700. In addition, there was more asphalt paving and driveway replacement work performed than was originally bid adding \$23,026. Erosion control came in under budget with a savings of \$9,891.80.

As a result of these modifications, a final project change order in the amount of \$34,874.75 is necessary to increase the contract amount from \$782,688.59 to \$817,563.34. The original contract amount was \$761,024.40, so with this adjustment and all work items completed the final cost to construct the project was \$54,768.64 over the original contract amount (7.4% over budget).

We would recommend approval of Change Order No. 2 (Final) in the amount of \$34,874.75. Please call if you have any questions.

Sincerely,



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

7b.

**ORDINANCE NO. 115-2024**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO APPROVE CHANGE ORDER NO. 2 (FINAL) TO THIS CITY'S AGREEMENT WITH GEDDIS PAVING AND EXCAVATING, INC. FOR THE BALFOUR ROAD WATERLINE IMPROVEMENTS AND RESURFACING PROJECT TO REFLECT QUANTITY OVERRUNS AND UNDERRUNS AS WELL AS ONE ADDITIONAL SCOPE OF WORK ITEM FOR THE PROJECT; INCREASING THE CONTRACT AMOUNT BY \$34,874.75; AND DECLARING AN EMERGENCY.**

WHEREAS, Ordinance No. 1-2024, passed January 2, 2024, accepted the bid of Geddis Paving and Excavating, Inc. and awarded the contract for the Balfour Road Waterline Improvements and Resurfacing Project to same, which bid was in the amount of \$761,024; and,

WHEREAS, Ordinance No. 110-2024, passed October 7, 2024, authorized the Mayor and Director of Finance to approve Change Order No. 1 to this City's Agreement with Geddis Paving and Excavating, Inc. for the Balfour Road Waterline Improvements and Resurfacing Project for excavation not accounted for in the project design and increased the contract amount by \$21,664.19; and,

WHEREAS, the quantity overruns included additional tree removal work, more asphalt paving and driveway replacement work and the additional scope of work item included top soil and seeding repair work; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2024, has recommended acceptance of Change Order No. 2 (Final) of Geddis Paving and Excavating, Inc. for said Balfour Road Waterline Improvements and Resurfacing Project to reflect the additional work performed in the amount of \$34,874.75, for a final contract amount of \$817,563.34; and,

WHEREAS, the additional work performed resulted in a net increase to the contract in the amount of Thirty-Four Thousand Eight Hundred Seventy-Four and 75/100 Dollars

(\$34,874.75), for a total contract amount of \$817,563.34.

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

SECTION 1. That said change order increasing the contract amount by the sum of Thirty-Four Thousand Eight Hundred Seventy-Four and 75/100 Dollars (\$34,874.75), authorized to be appropriated be, and the same hereby is, approved, and the Mayor and the Director of Finance be, and they hereby are, authorized to sign said change order on behalf of this City, thereby indicating such approval and changing the total contract amount.

SECTION 2. That, to provide funds for said change order for improvements, there is hereby appropriated from the **WATER FUND** from funds therein not heretofore appropriated to **Account No. 701-7525-53501 – Utility Improvements**, the sum of Thirty-Four Thousand Eight Hundred Seventy-Four and 75/100 Dollars (\$34,874.75).

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

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

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Vote on passage as an emergency:                      Yeas \_\_\_\_\_      Nays \_\_\_\_\_

Passed, \_\_\_\_\_, 2024, as an emergency measure.

ATTEST:

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

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

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

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

CITY OF SYLVANIA, OHIO


**CHANGE ORDER**      Number 2-Final




Project Ordinance No.: 1-2024      Purchase Order No. 65370

Contract: Balfour Road Waterline Improvements & Resurfacing  
 Title of Change Order: Unrecorded Storm Connections, Cottonwood Tree Removal, Additional Storm Sewer

Date: 10/4/2024

Description of Change:	Project CO#4 (Additional Topsoil for Damaged Areas)	\$1,770.30
	Quantity Overruns/Underruns	\$33,104.45
	<b>TOTAL</b>	<b>\$34,874.75</b>
	(See Attached)	

RECOMMENDED FOR APPROVAL BY:       10/7/24      Date  
 Joseph E. Shaw, P.E., P.S.  
 Public Service Director

Original Contract Amt	\$ 761,024	40	REVIEWED BY:	<u></u> Engineer
Previous Changes (+ or -)	\$ 21,664	19	DATE:	<u></u> Engineer's Signature
This Change (+ or --)	\$ 33,104	45	SUBMITTED BY:	<u>Goddie's Pumps &amp; Excavations, Inc.</u> Name of Contractor
Adjusted Contract Amt	\$ 817,563	34	DATE:	<u></u> Contractor's Signature <u>Richard D. Trace, V.P.</u>

City of Sylvania, Ohio

The above proposal is hereby approved.

The above proposal is hereby approved.

Craig A. Stough, Mayor

Date

Toby Schroyer, Finance Director

Date

## CHANGE ORDER NOTIFICATION FORM

CO #	Project	Contractor
4	<b>Balfour Road Waterline Improvements &amp; Resurfacing</b>	<b>Geddis Paving &amp; Excavating, Inc.</b>

Ref. No.	Item	Existing or New Item	Item Description	Quantity or Lump Sum	Unit Price or Lump Sum	Total Cost
103	659	New	Topsoil Furnished and Placed for Damaged Areas	Lump	\$1,770.30	\$1,770.30

**Attach any supporting documentation and address the questions on the back of this form.**

<b>Submitted by:</b>	<b>Joseph E. Shaw, Service Director</b>	<b>7/11/24</b>	<b>(Date)</b>
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1. Why is the work necessary?  
**The Service Department received a report from a resident that after the project area was seeded on June 21<sup>st</sup> a package delivery truck went through the zone the following week and rutted up a few yards while parked delivering packages.**  
  
**The Construction and Materials Specifications (107.15) specifies the Owner is responsible for payment to the Contractor for repairs to the damaged areas.**  
  
**The Contractor performed repair work to the damaged areas on a Force Account basis with the total cost of repairs totaling \$1,770.30.**  
  
**A new pay item has been created for Ref. No. 103 – Item 659 – Topsoil Furnished and Placed for Damaged Areas with a lump sum price of \$1,770.30 established.**
2. Who is responsible? (Indicate if plan error, owner request, contractor request.)  
**Owner request.**
3. Will this impact the schedule? Will this result in a time extension?  
**No schedule impact.**
4. Other Notes?



TO OWNER:  
CITY OF SYLVANIA  
6730 MONROE STREET  
SYLVANIA, OHIO 43560

FROM CONTRACTOR:  
GEDDIS PAVING AND EXCAVATING, INC.  
1019 WAMBA AVENUE  
TOLEDO, OHIO 43607

APPLICATION NO: 5 (Final)  
PERIOD TO: 7/13/2024 TO  
9/27/2024

PROJECT: BALFOUR ROAD WATERLINE IMPROVEMENTS & RESURFACING SHEET: 1 OF 3

LINE NO.	BID ITEM NO.	A DESCRIPTION OF WORK	UNIT	BID QUANTITY	UNIT PRICE	B	C	D	E	F	G	
						BID VALUE	ESTIMATED QUANTITY INSTALLED	VALUE	MATERIALS PRESENTLY STORED (NOT IN C)	TOTAL COMPLETED AND STORED TO DATE (D+E)	% (F/B)	BALANCE TO FINISH (B-F)
<b>Section 0001 (Roadway)</b>												
1	201	Cleaning and Grubbing	LUMP	1	\$3,650.00	\$3,650.00	1	\$3,650.00		\$3,650.00	100%	\$0.00
2	201	Tree Removed, 18"	EACH	13	\$1,150.00	\$14,950.00	14	\$16,100.00		\$16,100.00	108%	(\$1,150.00)
3	201	Tree Removed, 30"	EACH	10	\$1,900.00	\$19,000.00	15	\$28,500.00		\$28,500.00	150%	(\$9,500.00)
4	201	Tree Removed, 48"	EACH	2	\$4,050.00	\$8,100.00	3	\$12,150.00		\$12,150.00	150%	(\$4,050.00)
5	202	Pavement Removed	SY	316	\$10.50	\$3,318.00	316	\$3,318.00		\$3,318.00	100%	\$0.00
6	202	Pavement Removed, As Per Plan	SY	596	\$10.50	\$6,258.00	596	\$6,258.00		\$6,258.00	100%	\$0.00
7	202	Walk Removed	SF	507	\$0.75	\$380.25	507	\$380.25		\$380.25	100%	\$0.00
8	202	Curb Removed	FT	18	\$22.00	\$396.00	18	\$396.00		\$396.00	100%	\$0.00
9	202	Fence Removed for Reuse, As Per Plan	FT	36	\$5.80	\$208.80	36	\$208.80		\$208.80	100%	\$0.00
10	203	Excavation	CY	27	\$51.50	\$1,390.50	27	\$1,390.50		\$1,390.50	100%	\$0.00
11	203	Roadway, Misc.: Pre-Construction Video	EACH	1	\$895.00	\$895.00	1	\$895.00		\$895.00	100%	\$0.00
12	608	4" Concrete Walk	SF	63	\$27.00	\$1,701.00	63	\$1,701.00		\$1,701.00	100%	\$0.00
13	608	Curb Ramp	SF	63	\$27.00	\$1,701.00	63	\$1,701.00		\$1,701.00	100%	\$0.00
14	623	Pre-Construction Survey Monument Verification and Report	LUMP	1	\$1,400.00	\$1,400.00	1	\$1,400.00		\$1,400.00	100%	\$0.00
15	623	Pre-Construction Survey Monument Verification and Report	LUMP	1	\$1,400.00	\$1,400.00	1	\$1,400.00		\$1,400.00	100%	\$0.00
						<b>SUBTOTAL SECTION 0001 (ROADWAY)</b>		<b>\$79,448.55</b>		<b>\$79,448.55</b>		<b>(\$14,700.00)</b>

<b>Section 0002 (Erosion Control)</b>												
16	659	Topsoil	CY	247	\$61.50	\$15,190.50	305	\$18,757.50		\$18,757.50	123%	(\$3,567.00)
17	659	Seeding and Mulching	SY	2221	\$2.15	\$4,775.15	7777	\$16,720.55		\$16,720.55	350%	(\$11,945.40)
18	659	Repair Seeding and Mulching	SY	112	\$1.80	\$201.60	883	\$1,589.40		\$1,589.40	788%	(\$1,387.80)
19	659	Inter-Seeding	SY	112	\$1.00	\$112.00	0	\$0.00		\$0.00	0%	\$112.00
20	659	Commercial Fertilizer	TON	0.31	\$800.00	\$248.00	0.46	\$368.00		\$368.00	148%	(\$120.00)
21	659	Water	M GAL	13	\$1.20	\$15.60	13	\$15.60		\$15.60	100%	\$0.00
22	832	Erosion Control	EACH	30000	\$1.00	\$30,000.00	3200	\$3,200.00		\$3,200.00	11%	\$26,800.00
						<b>SUBTOTAL SECTION 0002 (EROSION CONTROL)</b>		<b>\$40,651.05</b>		<b>\$40,651.05</b>		<b>\$9,891.80</b>

<b>Section 0003 (Pavement)</b>												
23	204	Subgrade Compaction	SY	720	\$0.50	\$360.00	720	\$360.00		\$360.00	100%	\$0.00
24	254	Pavement Planning, Asphalt Concrete, 1.5"	SY	5868	\$3.75	\$22,005.00	5868	\$22,005.00		\$22,005.00	100%	\$0.00
25	301	Asphalt Concrete Base, PG64-22, (449)	CY	40	\$470.00	\$18,800.00	56.53	\$26,569.10		\$26,569.10	141%	(\$7,769.10)

TO OWNER:  
CITY OF SYLVANIA  
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SYLVANIA, OHIO 43560

FROM CONTRACTOR:  
GEDDIS PAVING AND EXCAVATING, INC.  
1019 WAMBA AVENUE  
TOLEDO, OHIO 43607

APPLICATION NO: 5 (Final)  
PERIOD TO: 7/13/2024 TO  
9/27/2024

PROJECT: BALFOUR ROAD WATERLINE IMPROVEMENTS & RESURFACING SHEET: 2 OF 3

LINE NO.	BID ITEM NO.	DESCRIPTION OF WORK	UNIT	BID QUANTITY	UNIT PRICE	BID VALUE	ESTIMATED QUANTITY INSTALLED	VALUE	MATERIALS PRESENTLY STORED (NOT IN C)	TOTAL COMPLETED AND STORED TO DATE (D+E)	% (F/B)	BALANCE TO FINISH (B-F)
26	304	Section 0003 (Pavement - Continued) Aggregate Base	CY	60	\$60.50	\$3,630.00	60	\$3,630.00		\$3,630.00	100%	\$0.00
27	407	Non-Tracking Tack Coat	GAL	501	\$3.00	\$1,503.00	610	\$1,830.00		\$1,830.00	122%	(\$327.00)
28	441	Asphalt Concrete Surface Course, Type 1, (448), PG64-22	CY	266	\$235.00	\$62,510.00	280.97	\$66,027.95		\$66,027.95	106%	(\$3,517.95)
29	452	6" Non-Reinforced Concrete Pavement, Class QC	SY	362	\$135.00	\$48,870.00	436	\$58,860.00		\$58,860.00	120%	(\$9,990.00)
30	609	Curb, Type 6	FT	10	\$79.00	\$790.00	28	\$2,212.00		\$2,212.00	280%	(\$1,422.00)
		<b>SUBTOTAL SECTION 0003 (PAVEMENT)</b>				<b>\$158,468.00</b>		<b>\$181,494.05</b>		<b>\$181,494.05</b>		<b>(\$23,026.05)</b>
<b>Section 0004 (Water)</b>												
31	638	8" Gate Valve and Valve Box	EACH	2	\$1,550.00	\$3,100.00	3	\$4,650.00		\$4,650.00	150%	(\$1,550.00)
32	638	12"x8" Tapping Sleeve, Valve, and Valve Box	EACH	1	\$3,300.00	\$3,300.00	1	\$3,300.00		\$3,300.00	100%	\$0.00
33	638	12"x12" Tapping Sleeve, Valve, and Valve Box	EACH	1	\$8,550.00	\$8,550.00	1	\$8,550.00		\$8,550.00	100%	\$0.00
34	638	6" Fire Hydrant	EACH	8	\$8,500.00	\$68,000.00	8	\$68,000.00		\$68,000.00	100%	\$0.00
35	638	Fire Hydrant Removed and Salvaged to City	EACH	4	\$2,700.00	\$10,800.00	4	\$10,800.00		\$10,800.00	100%	\$0.00
36	638	1" Water Service (Long) Installed Complete	EACH	25	\$2,350.00	\$58,750.00	26	\$61,100.00		\$61,100.00	104%	(\$2,350.00)
37	638	1" Water Service (Short) Installed Complete	EACH	25	\$1,800.00	\$45,000.00	25	\$45,000.00		\$45,000.00	100%	\$0.00
38	638	12" M.J. Plug	EACH	1	\$540.00	\$540.00	1	\$540.00		\$540.00	100%	\$0.00
39	638	12"~22.5 Degree M.J. Bend	EACH	1	\$670.00	\$670.00	1	\$670.00		\$670.00	100%	\$0.00
40	638	12"~45 Degree M.J. Bend	EACH	1	\$750.00	\$750.00	1	\$750.00		\$750.00	100%	\$0.00
41	638	12"x12"x12" Tee	EACH	1	\$1,100.00	\$1,100.00	2	\$2,200.00		\$2,200.00	200%	(\$1,100.00)
42	638	12"x8" M.J. Reducer	EACH	2	\$705.00	\$1,410.00	2	\$1,410.00		\$1,410.00	100%	\$0.00
43	638	2" Temporary Blow-Off Valve	EACH	1	\$250.00	\$250.00	3	\$750.00		\$750.00	300%	(\$500.00)
44	638	8" M.J. Plug	EACH	1	\$270.00	\$270.00	1	\$270.00		\$270.00	100%	\$0.00
45	638	8"~11.25 Degree M.J. Bend	EACH	2	\$305.00	\$610.00	1	\$305.00		\$305.00	50%	\$305.00
46	638	8"~45 Degree M.J. Bend	EACH	6	\$325.00	\$1,950.00	6	\$1,950.00		\$1,950.00	100%	\$0.00
47	638	8"x8"x8" Tee	EACH	1	\$505.00	\$505.00	1	\$505.00		\$505.00	100%	\$0.00
48	638	Abandon Existing Water Main (Including Cut & Caps)	EACH	2	\$2,600.00	\$5,200.00	2	\$5,200.00		\$5,200.00	100%	\$0.00
49	638	Gate Valve Removed	EACH	10	\$780.00	\$7,800.00	10	\$7,800.00		\$7,800.00	100%	\$0.00
50	638	Remove and Relocate Existing Connections and Fittings	EACH	1	\$6,000.00	\$6,000.00	1	\$6,000.00		\$6,000.00	100%	\$0.00
51	638	Special - 1" Water Service (Long) Installed Complete	EACH	2	\$2,350.00	\$4,700.00	2	\$4,700.00		\$4,700.00	100%	\$0.00
52	638	18 Water Main	FT	37	\$170.00	\$6,290.00	26	\$4,420.00		\$4,420.00	70%	\$1,870.00
53	638	8" Ductile Iron Pipe, ANSI Class 54, or, C900 DR 18 Water Main	FT	3015	\$74.00	\$223,110.00	2996.5	\$221,741.00		\$221,741.00	99%	\$1,369.00
		<b>SUBTOTAL SECTION 0004 (WATER)</b>				<b>\$458,655.00</b>		<b>\$460,611.00</b>		<b>\$460,611.00</b>		<b>(\$1,956.00)</b>

TO OWNER:  
 CITY OF SYLVANIA  
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FROM CONTRACTOR:  
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 TOLEDO, OHIO 43607

APPLICATION NO: 5 (Final)  
 PERIOD TO: 7/13/2024 TO  
 9/27/2024

PROJECT: BALFOUR ROAD WATERLINE IMPROVEMENTS & RESURFACING

SHEET: 3 OF 3

LINE NO.	BID ITEM NO.	DESCRIPTION OF WORK	UNIT	BID QUANTITY	UNIT PRICE	BID VALUE	ESTIMATED QUANTITY INSTALLED	VALUE	MATERIALS PRESENTLY STORED (NOT IN C)	TOTAL COMPLETED AND STORED TO DATE (D+E)	% (F/B)	BALANCE TO FINISH (B-F)
54	616	Water	MGAL	10	\$1.00	\$10.00	0	\$0.00		\$0.00	0%	\$10.00
		<b>Section 0005 (Maintaining Traffic)</b>										
		<b>SUBTOTAL SECTION 0005 (MAINTAINING TRAFFIC)</b>				\$10.00		\$0.00		\$0.00		\$10.00
		<b>Section 0006 (Incidentals)</b>										
55	614	Maintaining Traffic	LUMP	1	\$5,000.00	\$5,000.00	1	\$5,000.00		\$5,000.00	100%	\$0.00
56	623	Construction Layout Stakes and Surveying	LUMP	1	\$3,600.00	\$3,600.00	1	\$3,600.00		\$3,600.00	100%	\$0.00
57	624	Mobilization	LUMP	1	\$20,000.00	\$20,000.00	1	\$20,000.00		\$20,000.00	100%	\$0.00
		<b>SUBTOTAL SECTION 0006 (INCIDENTALS)</b>				\$28,600.00		\$28,600.00		\$28,600.00		\$0.00
		<b>TOTAL</b>				\$761,024.40		\$790,804.65		\$790,804.65		(\$29,780.25)
		<b>CHANGE ORDER NO. 1 ITEMS</b>										
100		Unrecorded Storm Water Connections	EACH	4	\$664.84	\$2,659.36	9	\$5,983.56		\$5,983.56	225%	(\$3,324.20)
		<b>CHANGE ORDER NO. 1 ITEMS</b>										
		<b>CHANGE ORDER NO. 2 ITEMS</b>										
101		Tree Removed, 56" Cottonwood	EACH	1	\$6,825.00	\$6,825.00	1	\$6,825.00		\$6,825.00	100%	\$0.00
		<b>CHANGE ORDER NO. 2 ITEMS</b>										
		<b>CHANGE ORDER NO. 3 ITEMS</b>										
102		Additional Storm Sewer Replacement	LUMP	1	\$12,179.83	\$12,179.83	1	\$12,179.83		\$12,179.83	100%	\$0.00
		<b>CHANGE ORDER NO. 3 ITEMS</b>										
		<b>CHANGE ORDER NO. 4 ITEMS</b>										
103		Topsoil Furnished and Placed for Damaged Areas	LUMP	1	\$1,770.30	\$1,770.30	1	\$1,770.30		\$1,770.30	100%	\$0.00
		<b>CHANGE ORDER NO. 4 ITEMS</b>										
		<b>GRAND TOTAL</b>						\$817,563.34		\$817,563.34		(\$33,104.45)



8a.

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

October 21, 2024

To: The Mayor and Members of Sylvania City Council

Re: **LUC-VAR-Sylvania PHB's (PID 122182)**  
**Maintenance & Construction Agreement with Right of Entry (Sylvania Schools)**

Dear Mr. Mayor and Council Members:


The Service Department was notified on May 6, 2024 that our Ohio Department of Transportation Systemic Safety Program application to replace four (4) Rectangular Rapid Flashing Beacon (RRFB) systems at Highland Elementary, Sylvan Elementary, McCord Junior High, and Southview High School with Pedestrian Hybrid Beacons (PHB) was successful.

As a participant in the project the Sylvania School District and City are required to develop a maintenance and construction agreement with right of entry to satisfy Safety Program requirements. The City completed a similar agreement with Sylvania Schools in 2011 when the original RRFB devices were installed (enclosed).

An updated agreement has been developed for the new PHB devices that includes City maintenance for a term of 25 years. The agreement also allows the City contractor to construct the necessary improvements on School property. The Sylvania School Board passed this agreement at their October 7, 2024 meeting.

We would recommend approval of this Maintenance and Construction Agreement with Right of Entry with Sylvania Schools. Please call if you should have any questions.

Sincerely,

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

86.

**ORDINANCE NO. 116-2024**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A MAINTENANCE AND CONSTRUCTION AGREEMENT WITH RIGHT OF ENTRY ON BEHALF OF THE CITY OF SYLVANIA WITH THE BOARD OF THE SYLVANIA CITY SCHOOL DISTRICT RELATIVE TO THE SYLVANIA AVENUE PEDESTRIAN HYBRID BEACON PROJECT; AND DECLARING AN EMERGENCY.**

WHEREAS, Ordinance No. 48-2023, passed June 5, 2023, accepted the proposal of DGL Consulting Engineers, LLC to prepare a Pedestrian Hybrid Beacon Safety Study for Highland Elementary, Sylvan Elementary and McCord Road Junior High Schools at a cost of \$24,000; and,

WHEREAS, Ordinance No. 86-2023, passed October 16, 2023, authorized the Mayor and Director of Finance to approve the amendment to the City's agreement with DGL Consulting Engineers, LLC to include Southview High School in the Pedestrian Hybrid Beacon Safety Study Project and increased the proposal amount by \$9,200; and,

WHEREAS, Resolution No. 20-2023, passed December 18, 2023, authorized the Mayor and Director of Finance to prepare and submit an application to participate in the Ohio Department of Transportation's Systemic Safety Improvement Program for the Pedestrian Hybrid Beacon Project and to execute contracts as required; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2024, has reported that the grant application was successful and, as part of the grant requirements, the City of Sylvania and the Sylvania City School District are required to enter into a maintenance and construction agreement with right of entry; and,

WHEREAS, the attached Maintenance and Construction Agreement with Right of Entry provides that the City will maintain the pedestrian hybrid beacons at Highland Elementary,

Sylvan Elementary, McCord Junior High, and Southview High School for a term of 25 years.

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

SECTION 1. That the Mayor and Director of Finance be, and they hereby are, authorized, on behalf of the City of Sylvania, Ohio, to enter into a Maintenance and Construction Agreement with Right of Entry for the purpose of installing and maintaining Pedestrian Hybrid Beacons at Highland Elementary, Sylvan Elementary, McCord Junior High, and Southview High School.

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 Maintenance and Construction Agreement with Right of Entry should be entered into forthwith. 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, \_\_\_\_\_, 2024, as an emergency measure.

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

ATTEST:

APPROVED AS TO FORM:

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

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

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

PID: 122182

**MAINTENANCE AND CONSTRUCTION AGREEMENT WITH RIGHT OF ENTRY**

The City of Sylvania (City) and the Sylvania City School District Board of Education (School) have jointly participated in and the City has been awarded funding by the Ohio Department of Transportation (ODOT) Highway Safety Improvement Program through FHWA. The funds allow the City under project LUC VAR Sylvania PHB's, PID 122182 to remove existing Rectangular Rapid-Flashing Beacons (RRFB's) that were implemented and constructed using ODOT's Safe Routes to School Program (SRTS) under PID 90975 and then install the following proposed improvements on School District property:

Project in the City of Sylvania to upgrade existing rectangular rapid-flashing beacon crosswalks (RRFB's) to pedestrian hybrid beacon crosswalks (PHB's) at four project work locations:  
1) McCord Rd and McCord Junior High School, 2) McCord Rd and Charlesgate Rd,  
3) Erie St at Highland Elementary and 4) Sylvania Ave at Southview High School.

A requirement by the Safety Improvement Funding Program requires the City and School District to develop a maintenance plan for the proposed project. An initial Maintenance Agreement and Right of Entry was implemented under PID 90975 by the City and the School District effective beginning on July 5, 2011 for a period of 25 years and renewable for additional years if agreed to by both parties. For the purpose of constructing the proposed upgrades of school crosswalks, the City and School District agree to the following maintenance plan:

The City will maintain the items at school locations listed above by performing routine maintenance and needed repairs.

This agreement shall be in effect from the date signed by the last party and shall be in effect for the useful life of the constructed improvements or for a minimum period of twenty-five (25) years. The parties provide that this agreement is renewable for additional years if agreed upon by both parties.

The City and the School District shall hold each other harmless from any liability that may arise in the normal course of construction, maintenance, and repairs.

The School District agrees to grant herein to allow the City to construct the above listed improvements on School District property. The School District by virtue of this agreement further grants a right of entry at no cost to the City, or their contractors, for the construction of, repair and maintenance of all applicable project improvements on School District property.

THE CITY OF SYLVANIA:

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

THE SYLVANIA CSD BOARD OF EDUCATION:

By: Tammy J. Qualite

Title: President, BOE

Date: 10/7/24

Prepared by: The City of Sylvania



## **MAINTENANCE AGREEMENT AND RIGHT OF ENTRY**

**by and between**

**THE CITY OF SYLVANIA**

**and**

**THE SYLVANIA CITY SCHOOL DISTRICT BOARD OF EDUCATION**

The City of Sylvania ("City") and the Sylvania City School District Board of Education ("School District") have jointly participated in and the City has been awarded funding by the Ohio Department of Transportation ("ODOT") Safe Routes to Schools Program. The funds will allow the Ohio Department of Transportation under project LUC SRTS FY 2012 Sylvania, PID 90975 to install the following improvements on School District property:

- Highland Elementary School: Install signage, crosswalk lines, channelizing lines, transverse/diagonal lines, words on pavement and lane arrows;
- Maplewood Elementary School: Install signage and crosswalk lines;
- Sylvan Elementary School: Install signage, DuraTherm crosswalk, crosswalk lines, channelizing lines, edge lines, transverse/diagonal lines, words on pavement and lane arrows;
- McCord Junior High School: Install signage and crosswalk lines.

A requirement of the ODOT Safe Routes to Schools Program requires the City and School District to develop a maintenance plan for the proposed project. Therefore, the City and School district agree to the following maintenance plan:

The School District will maintain the items listed above by performing routine maintenance and needed repairs.


This agreement shall be in effect from the date signed by the last party and shall be in effect for a period of twenty-five (25) years. The parties provide that this

agreement is renewable for additional years if agreed by both parties.

The City and School District hold each other harmless from any liability that may arise in the normal course of maintenance and repairs.

The School District grants permission to the City, its agents and contractors, to enter the above-mentioned school properties in order to construct and install the items listed above for this project.

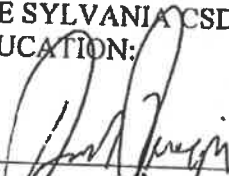
THE CITY OF SYLVANIA:

By   
Craig A. Stough, Mayor

By   
Scott S. Smith, Director of Finance

Date: June 20, 2011

THE SYLVANIA CSD BOARD OF EDUCATION:

By 

Title: Supt.

Date: 7/5/11



9a.

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

October 21, 2024

To: The Mayor and Members of Sylvania City Council

Re: **Right-of-Way Acquisition (13-WD) – Monroe Street Traffic Signal Improvements Project (Fifth Third/Major Magics, Corey Road, ProMedica Health & Wellness Center)**

Dear Mr. Mayor and Council Members:


The construction plans for the proposed traffic signal improvements at three intersections on Monroe Street are at the 95% level of plan development. The intersections associated with this project include Fifth Third Bank/Major Magics, Corey Road, and ProMedica Health & Wellness Center/UBS. The final right-of-way plans have been submitted and the City authorized West Erie Realty, Ltd. to begin the right-of-way acquisition phase of the project on January 2, 2024 (Ord. 3-2024).

In order to accommodate the roadway improvements, the Service Department needs to acquire permanent right-of-way from KIF Properties, Ltd. (Ownership 13 in the Right-of-Way Plan on file with the Service Department). The permanent right-of-way take is along the north side of Monroe Street at the Fifth Third Bank/Major Magics intersection and is necessary to accommodate a new traffic signal support at the northwest corner of the intersection.

The City has reached an agreement with the owner in consideration of \$7,095. Procurement of the permanent right-of-way take was a known project expense and was included in the 2024 capital improvement budget. Funds are available and allocated from account number 401-7635-53543.

We would request approval of the enclosed permanent right-of-way contract for sale with KIF Properties, Ltd. in the amount of \$7,095. Please call with any questions.

Sincerely,



---

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

96.

**ORDINANCE NO. 117-2024**

**AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY FOR A PORTION OF THE PROPERTY ALONG THE NORTH SIDE OF MONROE STREET AT THE FIFTH THIRD BANK/MAJOR MAGICS INTERSECTION IN THE AMOUNT OF \$7,095 FOR THE MONROE STREET TRAFFIC SIGNAL IMPROVEMENT PROJECT OWNED BY KIF PROPERTIES, LTD.; PROVIDING FUNDS FOR SAID PURCHASE; AUTHORIZING THE PAYMENT OF THE PURCHASE PRICE; AND DECLARING AN EMERGENCY.**

WHEREAS, the construction plans for the proposed traffic signal improvements at three intersections on Monroe Street are at the 95% level of plan development and in order to accommodate the roadway improvements, the Service Department needs to acquire permanent right; and,

WHEREAS, Ordinance No. 3-2024, passed January 2, 2024, accepted the proposal of WE Realty Solutions, Ltd. to provide right-of-way acquisition services relative to the Monroe Street Traffic Signal Improvements Project; and,

WHEREAS, WE Realty has reached an agreement with KIF Properties, Ltd., the owner of the property along the north side of Monroe Street at the Fifth Third Bank/Major Magics intersection and is necessary to accommodate a new traffic signal support at the northwest corner of the intersection at a cost of \$7,095.00; and,

WHEREAS, the Director of Public Service, by report dated October 21, 2024, has recommended approval of the Contract for Sale and Purchase of Real Property, a copy of 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 are hereby authorized to sign on behalf of the City, the Contract for Sale and Purchase of Real Property now on file with the Clerk of this Council and hereby approves the acts of the Mayor and Director of Finance in making said offer to purchase on behalf of this City.

SECTION 2. That, to provide funds for said purchase, there is hereby appropriated from the **CAPITAL IMPROVEMENT FUND**, from funds therein not heretofore appropriated, to **Account No. 401-7635-53543 – Traffic Signals**, the sum of Seven Thousand Ninety-Five Dollars (\$7,095.00).

SECTION 3. That the Mayor and Director of Finance be, and they hereby are, authorized and directed to draw their warrant or warrants against said Account to which appropriation has hereinabove been made, to the full amount of said appropriation, upon request of the Director of Law and in accordance with such request.

SECTION 4. That the appropriate officials of this City be, and they hereby are, authorized and directed to proceed to close said real estate purchase transaction and to do any and all things necessary or incidental thereto and to sign any and all documents incidental to the closing of said real estate purchase including the acceptance of delivery of the executed deed or deeds, subject to all of the terms of said purchase agreement, and all of which shall be done under the supervision of the Director of Law.

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 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, Sections 11 and 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 City should proceed with the purchase of this property forthwith so that the necessary right-of-way can be acquired for the improvement project. 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, \_\_\_\_\_, 2023, as an emergency measure.

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Mayor

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

\_\_\_\_\_  
Date

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

**PARCEL(S): 013-WD  
LUC-Monroe Street Traffic Signal Improvements**

This Agreement is by and between the City of Sylvania ["Purchaser"] and KIF Properties, Ltd., an Ohio limited liability company, ["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 \$7,095.00, 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 KIF Properties, Ltd. have executed this Agreement on the date(s) indicated immediately below their respective signatures.

KIF PROPERTIES, LTD.

By:   
\_\_\_\_\_

Partner  
Title

Date: 10/11/2024

City of Sylvania

\_\_\_\_\_  
Craig A. Stough  
Mayor

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



## LEGAL DESCRIPTION

For: City of Sylvania

EXHIBIT A

13\_WD- 0.011 acres

A parcel of land being part of Lot 2 of Country Club Plaza (Plat Book 59, Page 9), located in the Southwest Quarter of Section 11, Town 9 South, Range 6 East, City of Sylvania, Lucas County, Ohio and being further bounded and described as follows:

**Beginning** from a iron pipe found marking the Southwesterly corner of said Lot 2, said point also being on the Northerly existing right of said line of Monroe Street/State Route 51 (Station 656+58.54, 30.06' right);

1. Thence Northeasterly along the Westerly line of said Lot 2, North 61 degrees 37 minutes 27 seconds East, a distance of 5.08 feet to an iron pin set (Station 656+57.07, 34.91' right);
2. Thence Southeasterly along a line, South 45 degrees 11 minutes 01 seconds East, a distance of 96.78 feet to an iron pin set on the Easterly line of said Lot 2 (Station 655+60.43, 35.00' right);
3. Thence Southwesterly along the Easterly line of said Lot 2, South 38 degrees 18 minutes 59 seconds West, a distance of 5.04 feet to an iron pin set marking the Southeasterly corner of said Lot 2, also being on the Northerly existing right of way line of said Monroe Street/State Route 51 (Station 655+60.43, 35.00' right);
4. Thence Northwesterly along the Northerly existing right of way line of said Monroe Street/State Route 51, North 45 degrees 06 minutes 01 seconds West, a distance of 98.82 feet to the **True Point of Beginning**, containing in all 0.011 acres of land more or less, subject however to all legal highways and prior easements of record.

~~Kif Real Estate Partnership claims title by Microfiche 93-305E01 of the Lucas County Records.~~  
KIF Properties, LTD claims title by instrument No. 20240925-0031007 of Lucas County Records  
All 0.011 acres lie within Lucas County Parcel No. 82-04454.

The above legal description is based on a land survey performed during May of 2023, by DGL Consulting Engineers, LLC. and was prepared by Ronald J. Lumbrezer, Ohio Professional Surveyor #8029.

**NOTE:** The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL - RJL 8029"



Date: 11/9/23

Ronald J. Lumbrezer, P.S.  
Ohio Professional Surveyor #8029  
DGL Consulting Engineers, LLC  
3455 Briarfield Blvd, Suite E  
Maumee, Ohio 43537  
Phone: (419)535-1015, Ext 232  
13\_WD





RIGHT OF WAY DETAIL SHEET  
MONROE STREET

DESIGNER	BGL
REVISION	NOVEMBER 2018
PROJECT NO.	17-00273
SHEET TOTAL	55
SHEET NO.	53



**MONUMENT LEGEND**

- EXISTING RAW MONUMENT BOX
- PROPOSED B/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ▬ RAILROAD SPIKE FOUND
- ▬ RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE FOUND W/ ID CAP
- IRON PIPE SET
- IRON PIPE SET W/ ID CAP
- P.K. NAIL FOUND
- P.K. NAIL SET

**Curve Data (12, 13, 14, 15)**

Curve Data (12, 13)	R = 3,775.72'
L = 29.29'	
Ch Brg = 54°31'54.2"E	
Ch Dist = 28.29'	
Curve Data (14, 15)	R = 3,775.72'
L = 29.29'	
Ch Brg = 54°31'54.2"E	
Ch Dist = 28.29'	

**§ R/W LOCATION & WIDTH**  
 THE EXISTING RIGHT OF WAY WIDTH AND LOCATION OF MONROE STREETOR S1 AND S2 ARE DETERMINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION RECORD DRAWING DATED 1960 AND LUC-2323-1-40 DATED 1972, ON FILE AT THE DISTRICT 2 OFFICE IN BOWLING GREEN, OHIO.

STATIONING DERIVED FROM 0+00 TBM DIAGRAMS AT THE INTERSECTION OF STATE ROUTE 51 AND COREY ROAD.  
 THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF RIGHT OF WAY OF MONROE STREETOR S1.

**CONVENTIONAL SYMBOLS**

County Line	-----
Township Line	-----
Edge of Shoulder (Ex)	-----
Edge of Shoulder (Pr)	-----
Ditch / Creek (Ex)	-----
Ditch / Creek (Pr)	-----
Perpetual Easement	-----
Perpetual Right of Way	-----
Right of Way (Ex)	-----
Right of Way (Pr)	-----
Standard Highway Base (Ex)	-----
Standard Highway Base (Pr)	-----
Temporary Right of Way	-----
Channel Base (Pr)	-----
Utility Base (Ex)	-----
Utility Base (Pr)	-----
Railroad	-----
Construction Limits	-----
Edge of Pavement (Ex)	-----
Edge of Pavement (Pr)	-----

**MONUMENT SYMBOLS**

Edge of Shoulder (Ex)	-----
Edge of Shoulder (Pr)	-----
Ditch / Creek (Ex)	-----
Ditch / Creek (Pr)	-----
Perpetual Easement	-----
Perpetual Right of Way	-----
Right of Way (Ex)	-----
Right of Way (Pr)	-----
Standard Highway Base (Ex)	-----
Standard Highway Base (Pr)	-----
Temporary Right of Way	-----
Channel Base (Pr)	-----
Utility Base (Ex)	-----
Utility Base (Pr)	-----
Railroad	-----
Construction Limits	-----
Edge of Pavement (Ex)	-----
Edge of Pavement (Pr)	-----

NOTE: IRON PINS SET ARE 2.0" DIAMETER X 30" LONG IRON PINS WITH CAP "BGL-001-001".  
 BASIS OF BEARINGS: THE BEARINGS AND DISTANCES ARE BASED ON AN ASSUMED BEARING AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.  
 HORIZONTAL DATUM: OHIO STATE PLANE (NORTH ZONE 3402) NAD83  
 CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAN WAS PREPARED FROM AN ON-GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION BEST OF MY KNOWLEDGE.

ALJUMARZER, P.S.  
 OHIO PROFESSIONAL SURVEYOR NO. 8093

DATE

## CONSENT RESOLUTION

The undersigned, being the partners of KIF Properties, LTD. an Ohio partnership (hereinafter referred to as the "Partnership") hereby consent and agree to sell to the City of Sylvania, Ohio the 0.011 acres or approximately 479 square feet as identified in the February 15, 2024 Notice of Intent to Acquire from Mark Chovan, Sr., Project Manager and agent for the City of Sylvania, Ohio and highlighted in GREEN on the right of way plan sheet 53/55 (hereinafter subject parcel).

**WHEREAS**, the City of Sylvania, Ohio is undertaking a traffic signal improvement project on LUC-Monroe Street Traffic Signal Improvement,

**WHEREAS**, the City of Sylvania, Ohio explained that the project is to upgrade the existing traffic signal on Monroe Street at County Club Plaza and that the upgrade will not affect existing signage at the Sylvania Marketplace nor impact the ingress and egress to the Sylvania Marketplace; and,

**WHEREAS**, the City of Sylvania, Ohio has advised that if KIF Properties, LTD refuses to sell to the City of Sylvania, Ohio the subject parcel at the offered amount, the City of Sylvania, Ohio intends to force a sale through eminent domain procedures; and,

**WHEREAS**, the City of Sylvania, Ohio, through its agent Mark Chovan, Sr., Project Manager, has advised that the City of Sylvania, Ohio has valued the subject parcel (0.011 acres, or approximately 479 square feet), at \$7,095.00 and has rejected the KIF Properties, LTD counter-offer of an increased price;

**NOW, THEREFORE, BE IT RESOLVED**, that KIF Properties, LTD agrees to sell and convey the 0.011 acres, or approximately 479 square feet, to the City of Sylvania, Ohio for \$7,095.00 for the express purpose of the improvement project on LUC-Monroe Street Traffic Signal Improvement and with the understanding that the project will not impact any existing signage at the Sylvania Marketplace and will not impede the ingress and/or egress to the Sylvania Marketplace.


**IT IS FURTHER RESOLVED**, that KIF Properties, LTD has authorized Fillipe S. Iorio to sign the requisite documents to effectuate the sale of the 0.011 acres or approximately 479 square feet to the City of Sylvania for \$7,095.00;

It is hereby agreed that the action hereby consented to may be entered into the Minute Book of the Partnership and such action shall be as valid a corporate action as though it had been authorized at a meeting of the Partners of the Partnership.

It is further agreed that this Consent Resolution may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement. The exchange of copies of

this Consent Resolution and of signature pages by electronic mail or facsimile transmission shall constitute effective execution and delivery of this Agreement and may be used in lieu of the original Agreement for all purposes.

**IN WITNESS WHEREOF**, we have hereunto set our hands as of this 11 day of October, 2024.

  
\_\_\_\_\_  
Theodore Iorio

  
\_\_\_\_\_  
Donato S. Iorio

  
\_\_\_\_\_  
Fillipe S. Iorio

  
\_\_\_\_\_  
Rachel A. Jones

**ORDINANCE NO. 118-2024**

**ACCEPTING FOR ANNEXATION TO THE CITY OF SYLVANIA, OHIO, THE TERRITORY DESCRIBED IN ANNEXATION PETITION NUMBER 2024-2 FOR WHICH LESLIE B. BRINNING IS THE AGENT, AND AS HEREINAFTER DESCRIBED; PROVIDING FOR THE INTERIM ZONING OF SAID TERRITORY; AND DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Sylvania, Lucas County, Ohio, \_\_\_\_\_

members elected thereto concurring:

SECTION 1. That the petition for annexation of the territory described on "Exhibit A" attached hereto having been filed with the Board of County Commissioners of Lucas County, Ohio, on May 20, 2024, presented to said Board of County Commissioners at a regular session thereof held on June 4, 2024, and acted upon favorably by said Board of County Commissioners on July 23, 2024 by passing a resolution to approve Annexation Petition 2024-2 together with the accompanying map of the territory and a certified transcript of the proceedings of said Board of County Commissioners, deposited with the Clerk of Council of the City of Sylvania, Ohio, by said Board of County Commissioners on the 20<sup>th</sup> day of August, 2024, be, and the same is hereby accepted.

SECTION 2. That the Council of the City of Sylvania, Ohio, hereby finds and determines that the property is currently zoned both residential and commercial and, therefore, comparable zoning should be established for all of the hereinabove described territory, that is, R-3.

SECTION 3. That the Clerk of Council be, and she is hereby, authorized and directed to make three (3) copies of this Ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of the proceedings of the Board of County Commissioners relating thereto and a certificate as to the corrections thereof. The Clerk of Council shall then forthwith deliver one (1) copy to the County Auditor, one (1) copy to the County Recorder, and one (1) copy to the Secretary of State and shall file Notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective, and the Clerk shall do all other things required by law.

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 provision for the acceptance of said annexation and establishment



of interim zoning thereof should be made promptly so as to promptly establish the jurisdiction having authority over future developments of said real estate and therefore this Ordinance should be effective forthwith. 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, \_\_\_\_\_, 2024, as an emergency measure.

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

ATTEST:

APPROVED AS TO FORM:

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

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

APPROVED:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**"Exhibit A"**

The Land is described as follows:

The West one-half (1/2) of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Eleven (11), Town Nine (9) South, Range Six (6) East, in Sylvania Township, Lucas County, Ohio, EXCEPTING THEREFROM that part thereof lying Northerly of the center line of Monroe Street. Subject to legal highways.

LESS AND EXCEPT

Situated in the Township of Sylvania, County of Lucas and State of Ohio:

And known as being all that part of the West one-half (1/2) of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section eleven (11), Town nine (9) South, Range six (6) East, lying Southerly of center line of Monroe Street, bounded and described as follows:

Beginning at the point of intersection of the north and south center line of said Section eleven (11) with the center line of Monroe Street, one hundred (100) feet wide;

thence south along said north and south center line of Section eleven (11), a distance of eleven hundred forty-nine and twenty hundredths (1149.20) feet to a point, that is one hundred thirty-eight and thirty-eight hundredths (138.38) feet north of the south line of said Section;

thence east along a line forming an angle of ninety-two (92) degrees, thirty-five (35) minutes measured from north to east with the last described line and parallel with the south line of said Section, a distance of three hundred sixty-nine and ninety-seven hundredths (369.97) feet;

thence north and parallel with the said north and south center line of Section eleven (11), a distance of ten hundred fourteen and sixty hundredths (1014.60) feet to its intersection with the center line of Monroe Street;

thence northwesterly along the said center line of Monroe Street, a distance of four hundred (400) feet to the place of beginning, be the same more or less but subject to all legal highways.

AND LESS AND EXCEPT

The Southerly one hundred thirty-eight and thirty-eight hundredths (138.38) feet of the West one-half (1/2) of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Eleven (11), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio. Subject to legal highways.

**AND LESS AND EXCEPT**

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

A parcel of land being part of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Eleven (11), In Town Nine (9) North, Range Six (6) East, Sylvania Township, Lucas County, Ohio, said parcel being bounded and described as follows:

Beginning at the intersection of the North line of Lot 15 in Corey Creek Manor with the East line of said Lot 15 in Corey Creek Manor as recorded in Official Record 20051027-0080532 Lucas County Plat Records, said point of intersection being marked with a found concrete monument;

thence in a Westerly direction along said North line of Lot 15 in Corey Creek Manor, having a bearing of North eighty-two (82) degrees, forty-nine (49) minutes, forty-two (42) seconds West, a distance of one hundred twenty-one and sixty-three hundredths (121.63') feet to a point said point being marked with a set capped iron rebar;

thence North forty-nine (49) degrees, five (05) minutes, fifty-five (55) seconds East, along a line, a distance of one hundred seventy-two and thirty-nine hundredths (172.39') feet to the intersection of the northerly extension of said East line of Lot 15 in Corey Creek Manor, said point of intersection being marked with a set capped iron rebar;

thence South four (04) degrees, seventeen (17) minutes, fifty-one (51) seconds West, along said northerly extension of the East line of Lot 15 in Corey Creek Manor, a distance of one hundred twenty-eight and forty-two hundredths (128.42') feet to the Point of Beginning.

Said parcel of land containing an area of 7,800 square feet or 0.179 acres of land more or less. All within Tax Parcel Number 78-14077.

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

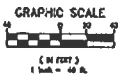
Said set capped iron rebar being 1/2" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

The bearings used hereon are based on the Plat of Corey Creek Manor as recorded in Official Record 20051027-78-14077.

LE PROJECT : 53122  
 CONTRACT : I-19489

# ALTA/NSPS LAND TITLE SURVEY OF: TOWN 9 SOUTH, RANGE 6 EAST

PART OF THE SOUTHEAST 1/4 OF SECTION 11  
 SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO



**BENCH MARK**

BM 107  
 SET OUT IN EAST HALF OF  
 SECTION 11, TOWNSHIP 9 SOUTH,  
 RANGE 6 EAST, COUNTY OF LUCAS,  
 STATE OF OHIO. ELEVATION  
 1071.12 FEET.

**LEGEND**

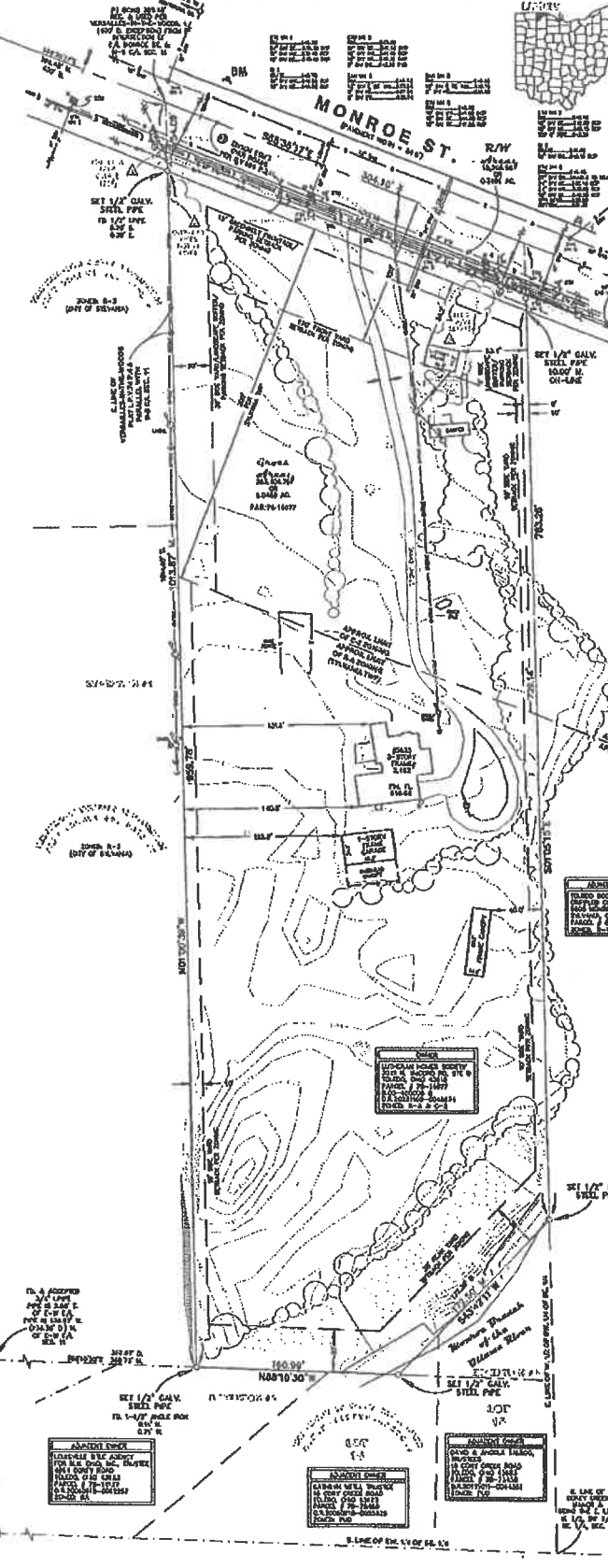
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Know what's below.  
 Call before you dig.

**WARNING**  
 UNAUTHORIZED CONSTRUCTION IN THIS AREA  
 MAY BE PROSECUTED. THE CITY OF SYLVANIA  
 RESERVES THE RIGHT TO TAKE ANY NECESSARY  
 ACTION TO PROTECT THE PUBLIC SAFETY AND  
 THE INTERESTS OF THE CITY OF SYLVANIA.  
 CONTACT THE CITY ENGINEER AT (614) 885-2700  
 FOR MORE INFORMATION.

CONTRACTOR SHALL VERIFY AND  
 MARK ALL UTILITIES BEFORE ANY  
 CONSTRUCTION. THE CONTRACTOR IS  
 RESPONSIBLE FOR THE SAFETY OF ALL  
 WORKERS AND THE PUBLIC.



**ENCROACHMENTS**

- ▲ ADJACENT STATE APPROACH OVER PROJECTED LINE (S-1)
- ▲ ADJACENT STATE WIRE POLE NOT SHOWN AS EASEMENT FOR OVERHEAD WIRE
- ▲ EXISTING EASEMENT FROM STATE ROAD (S-2)

**ADJACENT OWNER**  
 10000 BUCKLEY RD  
 SHELBY, OHIO 43084  
 TOWN 9 S, RANGE 6 E, SEC 11  
 LOTS 1-2-3-4

**OWNER**  
 10000 BUCKLEY RD  
 SHELBY, OHIO 43084  
 TOWN 9 S, RANGE 6 E, SEC 11  
 LOTS 1-2-3-4

NOTE: IF AN ENCROACHMENT EXIST, THE CONTRACTOR SHALL REMOVE IT AT HIS OWNERS RISK BEFORE CONSTRUCTION OF THE PROJECT.

**LEWANDOWSKI ENGINEERS**  
 CIVIL ENGINEERS & SURVEYORS  
 4545 CINC ST.  
 TOLEDO, OHIO 43604  
 LEWANDOWSKIENGINEERS.COM  
 OFFICE: 419 885-1111

ALTA/NSPS LAND TITLE SURVEY OF  
**T9S, R6E**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 11  
 SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

DATE: 08/15/2025  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 TOWN: T9S, R6E, SEC 11  
 TOPS: 1-4  
 NOTES: 1-4  
 SFE: 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100



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

October 21, 2024

To: The Mayor and Members of Sylvania City Council

Re: **Letters of Interest (LOI) for Construction Management Services  
Downtown Transportation Improvements (Phase 1)**

Dear Mr. Mayor and Council Members:

The construction plans and specifications for the above referenced project are complete. The Service Department started the advertising and bidding process on October 14<sup>th</sup> and has a planned bid opening date of November 5<sup>th</sup> scheduled. Construction is scheduled to begin as weather allows in February or March 2025.

The Service Department would like to request Letters of Interest from construction engineering consultants that would manage and inspect all phases of construction. Specifically, the City will need to have a firm and Construction Project Engineer (CPE) secured that is ODOT pre-qualified for Construction Administration, Inspection, and Materials Management services.

City staff members will review the Letters of Interest and select the most qualified consultant. Once the most highly qualified consultant is selected the City will enter into scope of services and fee negotiations. It is our goal to have the construction engineering contract ready for City Council approval in January 2025.

We would request authorization to begin the Letter of Interest solicitation.

Sincerely,

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

12

PETITION FOR ZONING ORDINANCE AMENDMENT

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

Application No. ZA 2-2024  
Date 9/12/24

Petitioner Name(s): MIKE HAJNACKI  
Petitioner Address: 3415 SILICA RD. SYLV OHIO 43560

Email: MIKHOTJ@GMAIL.COM Telephone: 419-467-3421

Location of property for which zoning amendment is requested:  
CENTENNIAL CROSSINGS PLAT ONE LOT BB & LOT GG  
8233 SUNSET LANE & 5750 BREEZY PORCH DR.

Purpose of amendment request: TO BUILD TOWN HOME  
CHANGE A PORTION OF THE PD FROM COMMERCIAL TO RESIDENTIAL

Current Zoning: 31-B2-PD Requested Zoning: 31-B2-PD  
AMENDMENT.

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

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

A check for \$300.00 + cost of advertising, payable to the City of Sylvania is attached for processing of said Petition. It is understood that no refund is to be made after the filing of the Petition.

By: *Mike Hajnacki*

Date referred by Council: \_\_\_\_\_

Date of Commission Action: \_\_\_\_\_

Date of Council Action: \_\_\_\_\_

Action: \_\_\_\_\_

For Office Use Only

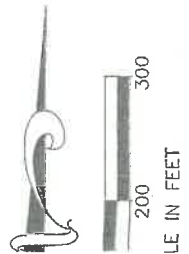
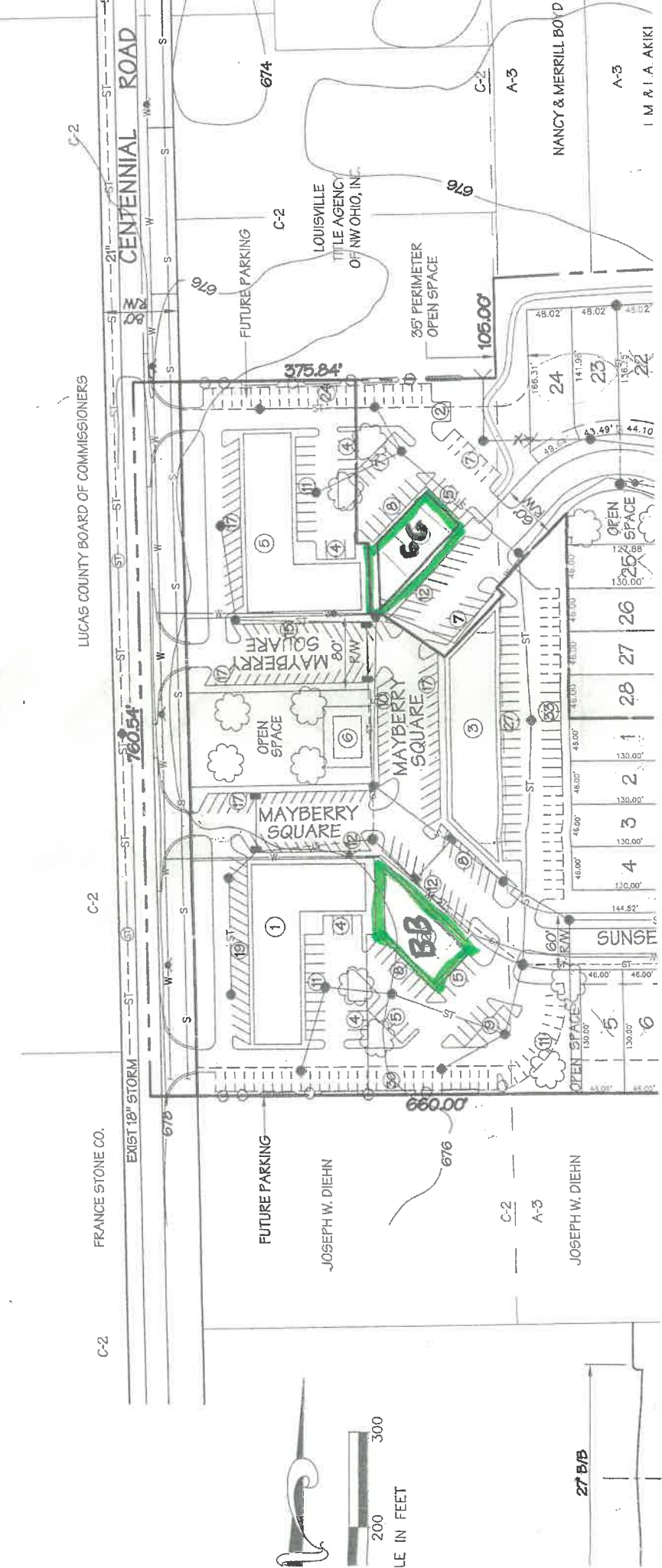
Date: 9/27/24 Check #: 3674 Cash: \_\_\_\_\_ Fee: \$ 300.00  
Tom Sisk

# Vivvyt

OF

# Centennial Crossings

## A PLANNED ADULT COMMUNITY



27 B/B

A

Board of Architectural Review

Minutes of the regular meeting of October 16, 2024. Mr. Schaaf called the meeting to order.

Acting Secretary, Timothy Burns, took the roll call. Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf. (5) present

Ms. Lindhuber moved, Mr. Marciniak seconded to approve the Minutes of the September 11, 2024, meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 4-2024 (amendment) requested by Mohamed Awad of Innomark Group, LLC for Purple Haze, 5131 Main Street, Sylvania, Ohio 43560. Application is for one wall sign.

Mr. Burns spoke about the City's agreement with the property owner to permit the sign(s) until a renovation is completed.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Building Review – app. no. 40-2024 requested by David Koppelman of Architects Forum Midwest for Madeline's Patisserie, 4827 N. Holland-Sylvania, Sylvania, Ohio 43560. Application is for architectural review of a new commercial facility.

Chris Nixon of Madeline's Patisserie and Christian Murphy of AFM were both present and said that the colors will match with what was submitted in the drawings with the application.

Mayor Stough said that he had made some basic suggestions for upgrades to the original elevation prior to the submittal of the application and that those changes were made.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the design shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 41-2024 requested by Erik Russel of Frogtown Computers, 5777 Summit Street, Sylvania, Ohio, 43560. Application is for an addition to a commercial facility.

Mr. Russel was present.

Mr. Russel stated that Lucas County Building Regulations recommended that the door should face toward Main Street; and that the siding would be vertical rib panels from Menards and the roof shingles would be grey to match the existing house.



**Board of Architectural Review  
Minutes of October 16, 2024  
Page 2**

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the design shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 6 – Regulated Sign – app. no. 42-2024 requested by Karrie Brock of Fast Signs for Sylvania School Highland Elementary, 7720 Erie Street, Sylvania, Ohio 43560. Application is for a new wall sign.

Mr. Dillon Patterson of Fast Signs was present.

Mr. Dillon stated that the present sign would be removed and replaced with a new, non-illuminated, sign.

Sign is within the limits of the Sylvania Sign Code.

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 7 – Regulated Sign – app. no. 43-2024 requested by Robert Hall of Toledo Sign for Marcel's, 6600 W Sylvania, Ohio 43560. Application is for a new wall sign and a new window sign.

Mr. Hall was present.

Signs are within the limits of the Sylvania Sign Code.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the signs shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 8 – Regulated Sign – app. no. 44-2024 requested by Robert Hall of Toledo Sign for Custom Fantasy Golf Carts, 5559 W Alexis Road, Sylvania, Ohio 43560. Application is for a new monument sign.

Mr. Hall was present.

Mr. Hall explained that the current sign would be cut down and they will reuse the existing cabinet. He also said that they will adjust the sign location to the required set back. The sign will be externally lit with solar flood lights.

Sign is within the limits of the Sylvania Sign Code.

**Board of Architectural Review  
Minutes of October 16, 2024  
Page 3**

Ms. Fischer moved, Ms. Lindhuber seconded, to approve the sign shown in the drawing submitted with the application. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 9 – Building Review – app. no. 45-2024 requested by Joshua Schultz for Heritage Sylvania, 5717 Main Street, Sylvania, Ohio 43560. Application is for architectural review of a new outdoor stage/performance platform.

Ms. Samantha Ayres of Heritage Sylvania was present along with Mr. Schultz.

Mayor Stough recused himself from the discussion.

Ms. Lindhuber moved, Ms. Fischer seconded, to approve the design shown in the drawing submitted with the application. Vote being: Lindhuber, Fischer, Marciniak and Schaaf (4) aye; (0) nay. Mayor Stough abstained from the vote. Motion passed by a 4 to 0 vote.

Ms. Lindhuber moved, Mr. Marciniak seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

A handwritten signature in black ink, appearing to read "Timothy Burns", written in a cursive style.

Timothy Burns, Acting Secretary  
Municipal Planning Commission

B.

Sylvania Municipal Planning Commission

Minutes of the regular meeting of October 16, 2024. Mr. Schaaf called the meeting to order.

Acting Secretary, Timothy Burns, took the roll call Members present: Mayor Craig Stough, Kate Fischer, Carol Lindhuber, Ken Marciniak and Jeff Schaaf. (5) present.

Ms. Lindhuber moved, Ms. Fischer seconded to approve the Minutes of the September 11, 2024 meeting as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Lot Split app. no. 2-2024 – Requested by Feller, Finch and Associates for Mercurio Developers, Inc. for the property located at 5142 Alexis Road, Sylvania, Ohio 43560.

Mr. Greg Feller was present and explained that the split is to separate the commercial lots from the residential (Condominium) properties.

Mr. Marciniak moved, Ms. Lindhuber seconded, to approve the lot split as submitted. Vote being: Stough, Lindhuber, Fischer, Marciniak and Schaaf (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Ms. Lindhuber moved, Ms. Fischer seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,



Timothy Burns, Acting Secretary  
Municipal Planning Commission



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

October 16, 2024

**FOR IMMEDIATE RELEASE**

Contact: Joseph E. Shaw, P.E., P.S.

Re: **Erie Street and Monroe Street Roundabout & Erie Street Resurfacing Project  
(LUC-CR 4-7.22, PID 116993)**

A preferred alternative has been selected for the Erie Street and Monroe Street Roundabout & Erie Street Resurfacing Project.

Public comment on the project was open between August 6<sup>th</sup> through September 6<sup>th</sup> and based on feedback received the public support was for **Option 1 (Bowtie)**. See rendering below.

The Service Department will be moving forward into Stage 1 design with Option 1.

Public meeting materials are available on the City's project website using the QR code above.



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



# PROJECT FACT SHEET

**LUC-23-11.75 (PID 105889)**

## **US-23 / Monroe Street Interchange Project**

### **What are the project limits?**

The work limits include all US-23 ramps, Monroe Street from Harroun Road to Nantucket Drive, and Alexis Road from Acres Road to Elliot Drive.

### **What work will be done with this project?**

The scope of work will include new interchange ramps and bridges, the widening and raising of Monroe Street bridge including a new multi-use path, full roadway reconstruction and widening of Monroe Street between Harroun Road and Acres Road, resurfacing of Monroe Street between Acres Road and Nantucket Drive, and new traffic signals.



*US-23/Monroe Street Interchange*

### **When does construction start and how long will it last?**

The expected start date for construction is **April 2025** and should last approximately **18 months**.

### **When will the Monroe Street bridge close and for how long?**

The Monroe Street bridge will be closed from **March 2026 through August 2026**.

### **What traffic restrictions can I expect in 2025?**

All roadways and ramps will remain open during daytime hours while the new offline expressway ramps and bridges are constructed. Ramps can be closed over weekends and overnight hours for traffic switches. Occasional lane restrictions on US-23 and nighttime restrictions on Monroe Street and Alexis Road will occur. The Sylvania River Trail will be closed within the US-23 limits.

### **What traffic restrictions can I expect in 2026?**

Monroe Street between Glasgow Road and Acres Road will be closed for bridge construction. Lane restrictions will be in place on Monroe Street and Alexis Road between Harroun Road and Elliott Drive. All US-23 ramps will remain open with the exception of 14-days closures as needed to transition from the old ramps to the new. The Sylvania River Trail will be open.

### **Where can I find more information about this project?**

For more information about this project, please visit ODOT's website by using the QR code.

