Sylvania City Council

April 7, 2025

7:30 p.m. Council Meeting

Agenda

- 1. Roll call: Mr. Hansen, Mr. Haynam, Mr. McCann, Mr. Murphy, Mr. Richardson, Ms. Stough, Mrs. Westphal.
- 2. Pledge of Allegiance to the United States of America led by Mr. Richardson.
- 3. Additions to the agenda.
- 4. Approval of the Council meeting minutes from March 17, 2025.
- 5. Presentation by the 2025 Citizens for Metroparks Campaign.
- 6. Proposed Ordinance No. 46-2025, Authorizing the Mayor and Director of Finance, on behalf of the City of Sylvania, to enter into a 3-Year Collective Bargaining Agreement commencing January 1, 2025 with the Sylvania Police Clerks
- 7. Pumping Station Roof Replacements (2025).
 - a. Service Director's letter recommending contract award.
 - b. Proposed Ordinance No. 47-2025, Accepting the bid of Freedom Roofing, Windows and Siding, LLC and awarding the contract for this project.
- 8. Elden Ditch Watershed Improvements (Phase 3).
 - a. Service Director's letter requesting contract modification approval.
 - b. Proposed Ordinance No. 48-2025, Authorizing the Mayor and Director of Finance to approve the amendment to the City's agreement with Fishbeck to provide additional professional engineering services for this project.
- 9. Lucas County Emergency Management Agency-Everbridge Mass Notification System.
 - a. Service Director's letter requesting authorization to participate in this system.
 - b. Proposed Ordinance No. 49-2025, Authorizing the Mayor and Director of Finance to enter into an agreement with the Lucas County Emergency Management Agency for the City of Sylvania's participation in the Lucas County Alert System.
- 10. Proposed Ordinance No. 50-2025, Authorizing the Mayor and Director of Finance to enter into an agreement with the Lucas County Board of Commissioners.
- 11. Petition for Zoning Amendment Application No. SUP-1-2025 from KIF Properties Ltd. For 5834 Monroe Street, Suite M-N, to change existing restaurant (B-4 Shopping Center District) into Crossview Community Church (B-4 with Special Use). (Council referral to Planning Commission)
- 12. Committee reports.
- 13. Committee referrals.

INFORMATION

Minutes of the Meeting of Council March 17, 2025

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The Council of the City of Sylvania, Ohio met in regular session on March 17, 2025 at 7:30 p.m. with Mayor Frye in the chair. Roll was called with the following members present: Marcus Hansen, Doug Haynam, Brian McCann, Shawn Murphy, Patrick Richardson, Lyndsey Stough, Mary Westphal (excused); (6) present; (1) absent.

Roll call: 6 present, 1 absent.

Pledge of Allegiance to the United States of America led by Sylvania Boy Scout.

Pledge of Allegiance.

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

Item # 3a. Election of President Pro-Tem.

Item # 13b. Proposed Ordinance No. 40-2025 (Responder Safeguard Drone).

Additions to the agenda.

Mr. Richardson moved, Mr. McCann seconded to approve the amended agenda; roll call vote being: McCann, Haynam, Murphy, Hansen, Richardson, Stough; (6) yeas; (0) nays. The motion carried.

Agenda approval.

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

Mr. Haynam moved, Mr. Hansen seconded to elect Mr. Richardson as President Pro-Tem in the absence of Mrs. Westphal; roll call vote being: Hansen, McCann, Richardson, Stough, Murphy, Haynam; (6) yeas; (0) nays. The motion carried. Elect President Pro-Tem.

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

Mr. Richardson presented the March 3, 2025 regular meeting minutes. Mr. Richardson moved, Mr. Haynam seconded, that since the Mayor, members of Council, and others had been furnished copies of these minutes prior to this meeting, Council dispense with the reading of these minutes at this time, and the journal of the minutes of the regular meeting of March 3, 2025 be approved; roll call vote being: Hansen, McCann, Richardson, Stough, Murphy, Haynam; (6) yeas; (0) nays. The motion carried.

Approval of March 3, 2025 Council meeting minutes.

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

Mayor Frye presented a Proclamation to Assistant Superintendent, Amy Priest, from the Lucas County Board of Developmental Disabilities declaring March, 2025 as Developmental Disabilities Month in the City of Sylvania.

Proclamation presentation to LCBDD.

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

Mr. Richardson moved, Mr. McCann seconded to enter into Executive Session at 7:41 p.m. for the purpose of discussion on pending litigation; roll call vote being: Hansen, Haynam, McCann, Murphy, Richardson, Stough; (6) yeas; (0) nays. The motion carried.

Executive Session to discuss pending litigation.

Mr. Richardson moved, Mr. McCann seconded to return from Executive Session, with no action taken, to General Session at 8:07 p.m.; roll call vote being: Haynam, McCann, Hansen, Murphy, Richardson, Stough; (6) yeas; (0) nays. The motion carried.

Return to General Session. Mayor Frye stated that Council will now consider agenda item 7.

Mr. McCann presented and read aloud by title only, proposed Ordinance No. 42-2025, "An Ordinance to approve, adopt, and enact current replacement pages to the Codified Ordinances; to repeal ordinances in conflict therewith; to publish the enactment of new matter; and declaring an emergency"; Mr. McCann moved, Mr. Hansen seconded for passage of Ordinance No. 42-2025 as an emergency measure; roll call vote being: Haynam, McCann, Murphy, Stough, Hansen, Richardson; (6) yeas; (0) nays. The motion carried.

Ordinance No. 42-2025, "... Replacement Pages to the Codified Ordinances..."

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

Service Director's letter recommending vehicle purchases was placed on file. Ms. Stough presented and read aloud by title only, proposed Ordinance No. 43-2025, "Authorizing the Mayor and Director of Finance to accept the proposal of Baumann Ford Oregon, LLC for the purchase of two new 2025 Ford Interceptors; appropriating funds therefore in the amount of \$98,191.88; and declaring an emergency"; Ms. Stough moved, Mr. Haynam seconded for passage of Ordinance No. 43-2025 as an emergency measure; roll call vote being: Haynam, Murphy, Stough, McCann, Hansen, Richardson; (6) yeas; (0) nays. The motion carried.

Ordinance No. 43-2025, "...
Baumann Ford
Oregon... 2 Ford
Interceptors..."

Ms. Stough presented and read aloud by title only, proposed Ordinance No. 44-2025, "Authorizing the Mayor and Director of Finance to accept the proposal of Northwest Ohio Emergency Equipment to provide interior and exterior patrol packages for the two new Ford Interceptors; appropriating funds therefore in the amount of \$30,972; and declaring an emergency"; Ms. Stough moved, Mr. Hansen seconded for passage of Ordinance No. 44-2025 as an emergency measure; roll call vote being: Richardson, Haynam, Stough, McCann, Murphy, Hansen; (6) yeas; (0) nays. The motion carried.

Ordinance No. 44-2025, "... NW Ohio Emergency Equipment... Patrol Packages..."

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

Service Director's letter requesting approval of easement and payment was placed on file. Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 45-2025, "Accepting an Easement Agreement for drainage purposes from Frick Family, LLC; appropriating funds therefore in the amount of \$2,217; and declaring an emergency"; Mr. Hansen moved, Mr. Haynam seconded for passage of Ordinance No.

Ordinance No. 45-2025, "... Easement Agreement... Frick Family LLC..."

45-2025 as an emergency measure; roll call vote being: Haynam, McCann, Murphy, Stough, Hansen, Richardson; (6) yeas; (0) nays. The motion carried.

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

Service Director's letter recommending approval of grant applications was placed on file. Mr. Richardson presented and read aloud by title only, proposed Resolution No. 6-2025, "A Resolution authorizing the Mayor and Director of Finance to file an Ohio Department of Transportation Highway Safety Improvement Program Grant Application for the Brint Road and Main Street/Holland-Sylvania Road Roundabout Project; and declaring an emergency"; Mr. Richardson moved, Mr. Haynam seconded for passage of Resolution No. 6-2025 as an emergency measure; roll call vote being: Haynam, McCann, Murphy, Hansen, Richardson, Stough; (6) yeas; (0) nays. The motion carried.

Resolution No. 6-2025, "...
ODOT-HSIP
Grant App...
Brint & Main/
Holland-Syl.
Roundabout..."

Mr. Richardson presented and read aloud by title only, proposed Resolution No. 7-2025, "A Resolution authorizing the Mayor and Director of Finance to file an Ohio Department of Transportation Highway Safety Improvement Program Grant Application for the Harroun Road and Holland-Sylvania Road Roundabout Project; and declaring an emergency"; Mr. Richardson moved, Ms. Stough seconded for passage of Resolution No. 7-2025 as an emergency measure; roll call vote being: Stough, Haynam, McCann, Murphy, Hansen, Richardson; (6) yeas; (0) nays. The motion carried.

Resolution No. 7-2025, "...
ODOT-HSIP
Grant App...
Harroun/Holland
-Sylvania
Roundabout..."

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

Mr. Haynam Moved, Mr. McCann seconded that no hearing be requested for the D5/D6, "Spiritous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers until 2:30am" and "Sale of intoxicating liquor on Sunday for the same sales privileges (barring any local option elections that might impact privileges) the permit holder has Monday through Saturday" from Stratosphere is the Limit LLC, dba Quarry Cantina, to Borderline Grill Inc. 1st floor & patio at 5675/5678/5680 Mayberry Square, Sylvania, Ohio 43560; roll call vote being: Stough, Haynam, McCann, Murphy, Richardson, Hansen; (6) yeas; (0) nays. The motion carried.

No objection to D5/D6 Liquor Permit for Borderline Grill Inc.

Minutes of the Meeting of Council March 17, 2025

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

Mr. Murphy presented and read aloud by title only, proposed Resolution No. 8-2025, "A Resolution of the Council of the City of Sylvania urging Ohio voters to support State Issue 2 – Renewal of the State Capital Improvements Program; and declaring an emergency"; Mr. Murphy moved, Mr. McCann seconded for passage of Resolution No. 8-2025 as an emergency measure; roll call vote being: McCann, Stough, Hansen, Haynam, Murphy, Richardson; (6) yeas; (0) nays. The motion carried.

Resolution No. 8-2025, "... Support State Issue 2..."

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

Mr. Hansen chaired the Safety Committee meeting held this date due to Mrs. Westphal's absence. Mr. Hansen gave a brief report on the meeting stating Chief Miller presented a slide deck on Brinc Responder Safeguard Drones that the Sylvania Police Division is interested in purchasing. The drones are American made and support for them is offered 24 hours a day, 7 days a week, 365 days a year. The committee approved legislation from the administration to move forward for passage.

Report on Safety Committee Meeting held this date.

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

Mr. Hansen presented and read aloud by title only, proposed Ordinance No. 40-2025, "Authorizing the Mayor and Director of Finance to enter into a Master Services and Purchasing Agreement with Brinc Drones, Inc. for the provision of a Responder Safeguard Drone, Training and Support; appropriating funds therefore in the amount of \$23,999.20; and declaring an emergency"; Mr. Hansen moved, Mr. Murphy seconded for passage of Ordinance No. 40-2025 as an emergency measure; roll call vote being: Richardson, Haynam, Stough, McCann, Murphy, Hansen; (6) yeas; (0) nays. The motion carried.

Ordinance No. 40-2025, "... Brinc Drones... Responder Safeguard Drone..."

Mayor Frye stated all agenda items have been addressed.

Mr. Hansen moved, Mr. McCann seconded to adjourn at 8:40 p.m. Roll call vote being: Murphy, Hansen, McCann, Stough, Richardson, Haynam; (6) yeas; (0) nays.

Adjournment.

Clerk of Council

Mayor



ORDINANCE NO. 46-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE, ON BEHALF OF THE CITY OF SYLVANIA, TO ENTER INTO A 3-YEAR COLLECTIVE BARGAINING AGREEMENT COMMENCING JANUARY 1, 2025, WITH THE FRATERNAL ORDER OF POLICE/OHIO LABOR COUNCIL, ON BEHALF OF THE SYLVANIA POLICE CLERKS; AND DECLARING AN EMERGENCY.

WHEREAS, on June 30, 2022, the State Employment Relations Board (SERB) certified the Fraternal Order of Police, Ohio Labor Council, Inc., as the exclusive representative of all full-time employees assigned to the position of Clerk I or Clerk II for the City's Division of Police pursuant to Case No. 2022-REP-04-0055; and,

WHEREAS, Ordinance No. 18-2023, passed February 6, 2023, authorized the Mayor and Director of Finance to enter into a 2-year Collective Bargaining Agreement commencing January 1, 2023 with the Fraternal Order of Police/Ohio Labor Council on behalf of the Sylvania Police Clerks; and,

WHEREAS, a timely notice to negotiate was received by the City from said Fraternal Order of Police, Ohio Labor Council, so affiliated; and,

WHEREAS, as reported by the Directors of Finance and Public Safety, negotiations with the Police Clerks have resulted in a settlement allowing a wage increases of 4% for 2025; 4% for 2026; and 4% for 2027; and,

WHEREAS, the City, through its Director of Public Safety, Director of Finance, Director of Law, and said Union, through its Negotiating Committee, having negotiated a Collective Bargaining Agreement, a copy of which is now on file with the Clerk of this Council; and,

WHEREAS, the Mayor and Director of Finance should be authorized to enter into the Collective Bargaining Agreement on behalf of this City.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sylvania, Lucas

County, Ohio,1	members elected	thereto	concurring:
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SECTION 1. That the Mayor and Director of Finance be, and they hereby are, on behalf of this City, authorized and directed to enter into a Collective Bargaining Agreement in the form and substance of said Agreement now on file with the Clerk of this Council for the years 2025, 2026 and 2027 with the Fraternal Order of Police, Ohio Labor Council representing all Police Clerks and the Mayor and Director of Finance be, and they hereby are, authorized to make any incidental changes in the language of said Collective Bargaining Agreement now on file with the Clerk of this Council if the Director of Personnel approves said Collective Bargaining Agreement as modified as to content and, both the Collective Bargaining Agreement now on file with said Clerk and/or the Agreement as modified and approved as to content by the Director of Personnel, are approved as to form by the Director of Law.

<u>SECTION 2.</u> That said Collective Bargaining Agreement authorized by Section 1. hereof shall be effective on and after January 1, 2025 in accordance with Article XXXV thereof.

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

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

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

Vote on passage as an emergency:	Yeas Nays
Passed,	, 2025, as an emergency measure.
ATTEST:	President of Council APPROVED AS TO FORM:
Clerk of Council APPROVED:	Director of Law
Mayor	
Date	<u> </u>



April 7, 2025

To: The Mayor and Members of Sylvania City Council

Re: Bid Award – Pumping Station Roof Replacements (2025)

Dear Mr. Mayor and Council Members:

The Service Department requested City Council authorization to advertise for bids for the Pumping Station Roof Replacements Project at the February 18, 2025 meeting. The scope of work included the removal of existing flat membrane roofing systems and replacing with an EPDM roofing system at three (3) locations (Water Meters Building – 6828 Maplewood Avenue, Water Pumping Station Building – 4990 Main Street, and Monroe Street Sanitary Sewer Pumping Station – 5843 Monroe Street). The published engineer's estimate was \$82,000.

The City received three (3) bids on March 18, 2025. The apparent low bidder was Freedom Roofing, Windows and Siding, LLC from Woodville, Ohio with a bid of \$69,734 (15.0% under estimate). The 2nd lowest bid received was from Overhead Roofing and Sheet Metal from Toledo, Ohio with a bid of \$74,999 (8.5% under estimate).

Freedom Roofing, Windows and Siding, LLC has recently performed roof replacements on a number of government facilities including the City of Perrysburg Courthouse and the City of Sharonville Fire Station. References provided uniformly positive evaluations from other municipalities.

This project was included in our 2025 budget with \$55,114 to be allocated from the 701-7525-53501 account and \$14,620 to be allocated from the 702-7540-53501 account. We recommend the construction contract be awarded to Freedom Roofing, Windows and Siding, LLC from Woodville, Ohio in the amount of \$69,734. Please call with any questions.

Sincerely,

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

7b.

ORDINANCE NO. 47-2025

ACCEPTING THE BID OF FREEDOM ROOFING, WINDOWS AND SIDING, LLC AND AWARDING THE CONTRACT FOR THE PUMPING STATION ROOF REPLACEMENTS TO SAME; AUTHORIZING THE EXPENDITURE FOR THE IMPROVEMENTS IN THE AMOUNT OF \$69,734; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY.

WHEREAS, plans for the Pumping Station Roof Replacements Project have been completed and are now on file with the Clerk of this Council; and,

WHEREAS, the Clerk of Council was authorized to advertise for bids at the February 18, 2025 meeting of Sylvania City Council and thereafter the Clerk advertised for bids, and the bids were opened on March 18, 2025, and thereafter, the Director of Public Service, by report dated April 7, 2025, stated that the engineer's estimate for the Pumping Station Roof Replacements Project was \$82,000 and the following bids were received:

BIDDERS	BID PRICE
Freedom Roofing, Windows and Siding, LLC	\$69,734.00
Overhead Roofing and Sheet Metal	74,999.00
RoofLynx, LLC	129.610.00

WHEREAS, the three (3) bids offered by the above bidders meet all of the City's specifications and the Director of Public Service, by report dated April 7, 2025, has recommended acceptance of the lowest and best bid of Freedom Roofing, Windows and Siding, LLC and that the contract for the Pumping Station Roof Replacements Project be awarded to same.

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

SECTION 1. That the bid of Freedom Roofing, Windows and Siding, LLC, Woodville, Ohio for said Pumping Station Roof Replacements Project, in the amount of Sixty-Nine Thousand Seven Hundred Thirty-Four Dollars (\$69,734.00), is hereby determined to be the lowest and best bid received and the same is hereby accepted.

- SECTION 2. That the Mayor and Director of Finance be, and hereby are, authorized and directed to execute a contract with the bidder named in Section 1 above for the furnishing of such labor and materials in accordance with said bid.
- SECTION 3. That to provide funds for said improvements hereby authorized, there is hereby appropriated from the SEWER FUND from funds therein not heretofore appropriated to Account No. 702-7540-53501 Utility Improvements, the total sum of Fourteen Thousand Six Hundred Twenty Dollars (\$14,620.00) and from the WATER FUND from funds therein not heretofore appropriated to Account No. 701-7525-53501 Utility Improvements, the total sum of Fifty-Five Thousand One Hundred Fourteen Dollars (\$55,114.00).
- SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.
- SECTION 5. That the Clerk of Council is hereby directed to post a copy of this Ordinance in the Office of the Clerk of Council in the Municipal Building pursuant to ARTICLE III, Section 12, of the Charter of this City.
- SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the bid of Freedom Roofing, Windows and Siding, LLC should be accepted immediately so as to provide for the commencement of the Pumping Station Roof Replacement Project at the earliest possible time. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote on passage as an emergency:	Yeas Nays
Passed,	, 2025, as an emergency measure.
ATTEST:	President of Council APPROVED AS TO FORM:
Clerk of Council APPROVED:	Director of Law
Mayor	
Date	_



Pump Station Roof Replacements 2025

Bid Tabulation

STANDIAN Preedom Roofing, Windows and Sheet Metal Preedom Roofing, Windows and Sheet Metal Preedom Roofing and Sheet Metal RoofLynx LLC Sigling LLC Sigling LLC Sigling LLC Bid Amount Unit Price Bid Amount Unit Price Bid Amount 1001 - Roof Replacement, Location #1 - Water Building #2 (4990 Main St) - LUMP 1.00 \$24,772.00 \$24,772.00 \$26,390.00 \$26,390.00 \$37,910.00 1002 - Roof Replacement, Location #3 - Sanitary Pump Station #1 (5843 Monroe St) - LUMP 1.00 \$12,886.00 \$12,886.00 \$19,300.00 \$22,610.00 \$22,610.00 1004 - Replacement, Location #3 - Sanitary Pump Station #1 (5843 Monroe St) - LUMP 1.00 \$4.00 \$4.00 \$19,300.00 \$20,000.00 \$20,000.00 1004 - Replacement Decking, Contingency - SF 1.00 \$7.34.00 \$4.00 \$10.00 \$20.00.00 \$20.00.00 \$20.00.00 1005 - Roof Inspection Deliverables - LUMP 1.00 \$7.34.00 \$7.34.00 \$7.4,999.00 \$7.999.00 \$7.4,999.00 \$7.299.00	CONTRACTOR OF THE PROPERTY OF							
m Quantity Unit Price Bid Amount Unit Price \$22,300.00 \$37,300.00 \$37,300.00 \$32	DEPARTMENT OF PUBLIC SERVICE JOSEPH E SAM, P.E., P.S., DRIECTOR		Freedom Roofing Siding	, Windows and	Overhead Roofing	and Sheet Metal	RoofLyr	IX LLC
3 building #1 (6828 Maplewood Ave) - LUMP 1.00 \$24,772.00 \$24,772.00 \$26,398.00 \$26,398.00 \$37,910.00 4 Pump Station #1 (5843 Monroe St) - LUMP 1.00 \$12,342.00 \$12,342.00 \$19,300.00 \$26,300.00 \$47,090.00 7 Pump Station #1 (5843 Monroe St) - LUMP 1.00 \$12,886.00 \$19,300.00 \$22,610.00 \$22,610.00 8 Pump Station #1 (5843 Monroe St) - LUMP 1.000.00 \$4.00 \$4,000.00 \$3.00 \$20.00 \$20.00 1 000.00 \$734.00 \$734.00 \$1.00 \$1.00 \$20.00 \$20.00 \$20.00 \$20.00 \$20.00 8 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Item	Quantity	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
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1.00 \$734.00 \$734.00 \$1.00 \$1.00 \$2.000.00 \$ Bid Totals \$69,734.00 \$74,999.00 \$71.00 \$1.0	1004 - Replacement Decking, Contingency - SF	1,000.00	\$4.00	\$4,000.00	\$3.00	\$3,000.00	\$20.00	\$20,000.00
\$69,734.00	1005 - Roof Inspection Deliverables - LUMP	1.00	\$734.00	\$734.00	\$1.00	\$1.00	\$2,000.00	\$2,000.00
		Bid Totals		\$69,734.00		\$74,999.00		\$129,610.00

Published Engineer's Estimate: \$82,000

The above Detailed Bid Tabulation is a true and accruate transcription of the bids recieved for this project on March 18, 2025.

Eric M. Barnes E-88904 City of Sylvania Deputy Service Director







April 7, 2025

To: The Mayor and Members of Sylvania City Council

Re: Contract Modification Request – Elden Ditch Watershed Improvements (Phase 3)

Dear Mr. Mayor and Council Members:

The Service Department requested City Council authorization to approve the engineering services contract with Fishbeck for the Elden Ditch Watershed Improvements Project (Phase 3) at the February 20, 2024 meeting (Ord. 16-2024). Construction for Phase 3 is currently scheduled for 2028.

The Service Department and Fishbeck team have had preliminary conversations with the U.S. Army Corps of Engineers (USACE) about the project scope of work and any impacts related to the open ditch portions of the project. Based on those discussions the USACE is recommending an additional scope of work item be performed which includes investigating and submitting a Jurisdictional Determination (JD). The JD document includes performing a field investigation to establish an ordinary high-water mark, flow regime, and photo documentation. Once the field work has been completed this information will be compiled along with supporting maps and flow information and sent to the USACE for a review and recommendation on the findings. This work was not scoped as a part of the original contract with Fishbeck in 2024.

Fishbeck has provided the Service Department with a Contract Modification proposal to complete the JD document in the amount of \$4,378. This expense was not included in our 2025 budget. The engineering phase funding sources in 2024 were from both the capital and water accounts. Being this expense is not water account related we request funding come from the same capital improvement account (401-7510-53501) used in 2024. Please call with any questions.

Sincerely,

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



ORDINANCE NO. 48-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO APPROVE THE AMENDMENT TO THE CITY'S AGREEMENT WITH FISHBECK TO PROVIDE ADDITIONAL PROFESSIONAL ENGINEERING SERVICES FOR THE ELDEN DITCH WATERSHED (PHASE 3) PROJECT; INCREASING THE PROPOSAL AMOUNT BY \$4,378; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 9-2021, passed January 19, 2021, accepted the proposal of Fishbeck to conduct professional surveying and engineering services for the Elden Ditch Hydraulic Study at a cost of \$28,970; and,

WHEREAS, the project included data collection, drainage map generation, existing system analysis, storm sewer routing and recommendations, and proposed system analysis (with and without upstream detention); and,

WHEREAS, the study recommended drainage improvements in a four-phased project approach; and,

WHEREAS, Ordinance No. 43-2023, passed May 1, 2023, accepted the bid of Jim Palmer Excavating, Inc. and awarded the contract for the Elden Ditch Watershed Improvements Project (Phase 1) to same, which bid was in the amount of \$293,872.19; and,

WHEREAS, Ordinance No. 92-2023, passed November 20, 2023, authorized the Mayor and Director of Finance to approve Change Order No. 1 to this City's Agreement with Jim Palmer Excavating, Inc. for the Elden Ditch Watershed Improvements Project (Phase 1) to reflect the cost of tree removal modifications and increased the contract amount by \$4,200; and,

WHEREAS, at the January 2, 2024 meeting of Sylvania City Council, the Director of Public Service reported that the City was ready to commence Phases 2 and 3 of the Elden Ditch Watershed Improvement Project and requested authorization to solicit Letters of Interest from

engineering consultants to design both projects; and,

WHEREAS, City Council authorized the Director of Public Service to solicit Letters of Interest from engineering consultant to design the Elden Ditch Watershed Improvements (Phase 3) Project at the January 2, 2024 meeting of Sylvania City Council; and,

WHEREAS, the Elden Ditch Watershed Improvements (Phase 3) Project includes storm sewer upsizing and replacement, full-depth roadway reconstruction, and water main replacement and upsizing along Erie Street (between Maplewood Avenue and Elden Drive), Elden Drive (between Erie Street and just north of Trail Way) and Trail Way; and,

WHEREAS, Elden Ditch will be relocated to underground storm sewer in Elden Drive between Trail Way and Erie Street and the existing ditch footprint will be regraded and filled in; and,

WHEREAS, Ordinance No. 16-2024, passed February 20, 2024, accepted the proposal of Fishbeck to provide professional engineering and surveying services for the Elden Ditch Watershed (Phase 3) Project and appropriated \$108,090 for said services; and,

WHEREAS, the Director of Public Service, by report dated April 7, 2025, has indicated that, based on preliminary discussions with the U.S. Army Corps of Engineers, they are recommending the City prepare and submit a Jurisdictional Determination which was not included as part of the original scope of services; and,

WHEREAS, the Director of Public Service, by report dated April 7, 2025, has recommended the Fishbeck contract modification for the preparation of the Jurisdictional Determination for the Elden Ditch Watershed Improvements (Phase 3) Project in the amount of \$4,378 be approved.

NOW, THEREFOR	E BE IT ORDAINED b	y the Cou	ncil of the City of Sylvania, Lucas
County, Ohio,	members elected theret	to concurr	ing:
SECTION 1. That amount of Four Thousand T professional engineering an (Phase 3) Project, is hereby	hree Hundred Seventy- d surveying services for	Eight Dol the Elder	al of Fishbeck, Toledo, Ohio in the llars (\$4,378.00) to provide in Ditch Watershed Improvements
SECTION 2. That engineers to proceed under	the Director of Public S the proposal hereby app	service sharoved and	all promptly give notice to said accepted.
authorized, there is hereby a funds therein not heretofore	appropriated from the Cappropriated to Account	APITAL nt No. 40	ring and surveying services hereby IMPROVEMENT FUND from 1-7635-53501 – Elden Ditch Hundred Seventy-Eight Dollars
concerning and relating to t	he passage of this Ordir ations of this Council a	nance wer nd of any	all formal actions of this Council e adopted in an open meeting of this of its committees that resulted in ompliance with all legal Code.
SECTION 5. That Ordinance in the Office of t III, Section 12, of the Chart	he Clerk of Council in t	hereby di the Munic	rected to post a copy of this ipal Building pursuant to ARTICLE
necessary for the immediate and for the further reason the services should commence effective immediately. Pro- more members elected to C	e preservation of the pul- lat the modification to that the earliest possible to lat the earliest possible to late this Ordinance re- late ouncil, it shall take effe to Mayor; otherwise, it shall	blic peace he profess ime and the eceives the ect and be hall take of	I to be an emergency measure, health, safety, property and welfare sional engineering and surveying herefore this Ordinance should be affirmative vote of five (5) or in force immediately upon its effect and be in force thirty (30) days by the Charter.
Vote on passage as an emer	gency: Yeas	1	Nays
Passed,	, 2025, a	as an eme	rgency measure.
		Presider	nt of Council
ATTEST:		APPRO	VED AS TO FORM:
Clerk of Council		Director	of Law
APPROVED:			
Mayor			

Date



April 1, 2025

Eric M. Barnes, PE, SI Deputy Service Director City of Sylvania 6730 Monroe Street Sylvania, OH 43560

Modification No. 1 for Additional Professional Services LUC-Elden Ditch Watershed Improvements Phase 3

Fishbeck is pleased to provide this proposal for supplemental engineering services to the City of Sylvania for the LUC-Elden Ditch Watershed Improvements Phase 3 project.

Scope of Services

The City of Sylvania and U.S. Army Corps of Engineers (USACE) have had preliminary discussions on proposed fill work associated with the Elden Ditch Phase 3 project. As a result of this discussion, the City has requested Fishbeck provide supplemental services for all work required to complete and submit a Jurisdictional Determination (JD) request form with USACE. In accordance with the phone conversation between Fishbeck and USACE on March 21, 2025, Fishbeck proposes to complete the following scope of services to fulfill the City's request:

- 1. Conduct preliminary research and coordination with USACE to determine requirements for project approval.
- 2. Gather preliminary site information.
 - a. Prepare a vicinity map identifying the project location.
 - b. Prepare a survey/plat map meeting the requirements for the application.
- 3. Conduct an ordinary high water mark (OHWM) and flow regime assessment.
 - a. Perform a field investigation to determine the OHWM and flow regime.
 - b. Document site conditions with photo documentation along the stream.
- 4. Compile and analyzing data.
 - a. Summarize field observations and provide supporting data.
 - b. Organize and review maps, photos, and survey results.
- 5. Submit supporting documentation to USACE.
 - a. Compile the JD request package with all supporting documents.
 - b. Submit the request to the USACE.

Professional Services Fees

Fishbeck proposes to perform the referenced supplemental services for an estimated, not-to-exceed fee of Four Thousand Three Hundred and Seventy-Eight Dollars (\$4,378). The breakdown of costs is attached in the Proposed Consultant Fee Summary.

Authorization

Attached is an amendment to the original Professional Services Agreement. If you concur with our scope of services, please sign in the spaces provided and return the executed amendment to Sofia Gilmore-Montero (semontero ofishbeck.com). This proposal is made subject to the attached Terms and Conditions for Professional Services. Invoices will be submitted monthly, and payment is due upon receipt.

Fishbeck appreciates the City's assistance in working through the project challenges. We look forward to the successful completion of this improvement and are committed to helping the City achieve project success.

If you have any questions or require additional information, please contact me at 937.802.3292 or rrusnak@fishbeck.com.

Sincerely,

Robert Rusnak, PESenior Civil Engineer

Robert R. Russel

Attachments

By email

Copy: Brian McKissen, PE – Fishbeck Joshua Mihelcic, PE, PS – Fishbeck Proposed Consultant Fees Labor and Summary
Project: LUC-Elden Ditch Watershed Improvements PH3
(Supplemental Services - Elden Ditch Permit Determination/Coordination)
Client: City of Sylvania

Client: City of Sylvania Consultant: Fishbeck Date: 4/01/2025

Legend and Billing Rate (Year 2025)	
Personnel Category	Rate
S1 ≈ Surveyor	\$118
PE = Senior Civil Engineer, PE	\$165
E = Staff Engineer, EI	_
PM = Senior Project Manager, PE	\$212
PS = Senior Surveyor, PS	\$229

	ENGINEE	RING:	SERVIC	ES				
Jurisdictional Determination for USACE Preliminary Research & Coordination		PM	PE	E	PS	S1	Total Hours	Total Cos
Gather Preliminary Site Information		1	4 3		1	6	5 10	\$87 \$1,43
Conduct OHWM & Flow Regime Assessment Compile & Analyze Data		1	3				4	\$70
Submit Supporting Documentation to USACE		1	2				4	\$70° \$330
Coordination with USACE	6. L I	_	2				2	\$330
	Subtotal	3	17	0	1	6	27	\$4,3

Total Engineering Costs:	\$4,378
Total Supplemental Phase 3 Services:	\$4,378





937.291.9092 | fishbeck.com

Professional Services Agreement Amendment 1

Between Fishbeck and City of Sylvania Dated February 22, 2024 For LUC-Elden Ditch Watershed Improvements Phase 3 Project No. 240492

The Scope/Budget for this project is modified as follows:

The City of Sylvania and U.S. Army Corps of Engineers (USACE) have had preliminary discussions on proposed fill work associated with the Elden Ditch Phase 3 project. As a result of this discussion, the City has requested Fishbeck provide supplemental services for all work required to complete and submit a Jurisdictional Determination (JD) request form with USACE. A detailed description of the services is provided in the associated Fishbeck letter proposal dated March 26, 2025.

Fishbeck will perform the referenced supplemental services for an estimated, not-to-exceed fee of Four Thousand Three Hundred and Seventy-Eight Dollars (\$4,378).

All Terms and Conditions shall remain unchanged. APPROVED FOR:		ACCEPTED TO -	
City of Sylvania SIGNATURE:		ACCEPTED FOR: Fishbeck SIGNATURE:	Michael J. Bennoct
NAME:	Mayor	NAME:	Michael L. Berrevoets, PE Vice President
DATE:		DATE:	April 1, 2025
SIGNATURE:			
NAME:			
	Director of Finance	 :	
DATE:			

9a.



April 7, 2025

To: The Mayor and Members of Sylvania City Council

Re: Lucas County Emergency Management Agency

Memorandum of Understanding (MOU) – Everbridge Mass Notification Software

Dear Mr. Mayor and Council Members:

The Lucas County Emergency Management Agency (LCEMA) has been providing an alert notification system to member jurisdictions since 2013. The system allows member jurisdiction residents to opt-in to receive important emergency related information and/or community event notifications via phone calls, text messages, and email based on your location of interest. The service is free to the users. The City of Sylvania has been a member jurisdiction to the system since September 15, 2014 (Ord. 52-2014).

The current notification is Wireless Emergency Notification System (WENS) and this system is being retired effective April 30, 2025. The replacement system is being provided through Everbridge and will feature all the same notifications has been previously provided for the last 12 years. The LCEMA has provided the City with an updated Memorandum of Understanding (MOU) Agreement to participate in the Everbridge system. The updated Agreement provides training and instruction to City of Sylvania staff members that will be administering any City-specific notifications.

The 2025 total annual cost of the notification system is \$56,701 of which the Lucas County Regional Council of Governments E-911 program contributes \$25,000. The remaining program costs are divided evenly among member jurisdictions. The City of Sylvania share for 2025 is anticipated to be no more than \$3,200 (\$2,018.50 in 2024). We request authorization to participate in the LCEMA Everbridge Mass Notification system in the amount of up to \$3,200 for 2025. Funds would be from the General Fund (Law Enforcement) account number 110-7110-51189. Please contact me with any questions.

Sincerely,

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



ORDINANCE NO. 49-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO AN AGREEMENT WITH THE LUCAS COUNTY EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SYLVANIA'S PARTICIPATION IN THE LUCAS COUNTY ALERT SYSTEM; APPROPRIATING FUNDS THEREFORE IN AN AMOUNT NOT TO EXCEED \$3,200; AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 52-2014, passed September 15, 2014, authorized the Mayor and Director of Finance to enter into an Agreement with the Lucas County Emergency Management Agency for the City of Sylvania's participation in the Lucas County Alert System; and,

WHEREAS, the current system is Wireless Emergency Notification System ("WENS") and this system is being retired effective April 30, 2025; and,

WHEREAS, the new notification system is being provided through Everbridge and has the same notification capability that the City had available through the WENS system; and,

WHEREAS, the Director of Public Service, by report dated April 7, 2025, has recommended approval of the Agreement with the Lucas County Emergency Management Agency for the City's participation in the Everbridge alert system; and,

WHEREAS, the 2025 total annual cost of the notification system is \$56,701, of which the Lucas County Regional Council of Governments E-911 program contributes \$25,000, with the remaining cost of the program equally shared among the participants with a maximum fee of \$3,200; and,

WHEREAS, a copy of the proposed Agreement 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:

<u>SECTION 1.</u> That the Mayor and Director of Finance be, and they hereby are authorized to enter into an Agreement with the Lucas County Emergency Management Agency, One Government Center, Toledo, Ohio on behalf of the City of Sylvania, to for participation in the Everbridge Alert System.

<u>SECTION 2.</u> That to provide funds for said communication system hereby authorized, there is hereby appropriated from the **GENERAL FUND** from funds therein not heretofore appropriated to **Account No. 110-7110-51189 – Professional Services**, an amount not to exceed Three Thousand Two Hundred Dollars (\$3,200.00).

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

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

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Agreement should be executed immediately so as to provide an effective way to directly communicate with all residents in the City of Sylvania who sign up for the Everbridge Alerts system. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote on passage as an emergency:	Yeas Nays
Passed,	, 2025, as an emergency measure.
ATTEST:	President of Council APPROVED AS TO FORM:
Clerk of Council APPROVED:	Director of Law
Mayor	
Date	

AGREEMENT BETWEEN LUCAS COUNTY EMERGENCY MANAGEMENT AGENCY AND CITY OF SYLVANIA FOR THE USE OF EVERBRIDGE MASS NOTIFICATION

	SOFTWARE
This :	agreement is entered into this day of, 2025 by and between Lucas ty Emergency Management Agency and City of Sylvania.
	RECITALS
	The goal of Lucas County Emergency Management Agency and City of Sylvania is to jointly operate a notification system (also known as Lucas County Alerts) which will improve capabilities for internal and non-emergency communications.
	The notification system will be capable of utilizing voice, text message, and/or data communication. Because text messages are the most efficient, timely, and cost-effective method of mass communication available through the notification system, Lucas County Alerts will use text messages as the primary method of communication.
	The purpose of this agreement is to formalize the roles of Lucas County Emergency Management Agency and City of Sylvania in the notification system and process.
	AGREEMENT
I.	Term of Agreement
	This agreement shall commence on the day of, 2025 and shall remain in force until such time that a party to it provides thirty (30) day written notice of their intent to terminate the agreement. This agreement does not and is not intended to confer any rights or remedies upon any person other than the parties.
II.	Availability of Notification System
	Lucas County Emergency Management Agency shall provide City of Sylvania access to a notification system which utilizes voice, text, and data communication. Lucas County Emergency Management Agency will serve as the primary administrator of the system and shall create sub-administrative and user log-in accounts for use by City of Sylvania.
	Lucas County Emergency Management Agency will provide training and instruction to alert initiators. Additional training and certification is available through the system.
III.	Use of Notification System
	City of Sylvania may use the notification system to send non-emergency alerts to individuals that subscribe to alerts within that jurisdiction via a public subscription entry

point.

City of Sylvania may also use the notification system for communications relating to internal operations, including communications between employees of City of Sylvania.

City of Sylvania may not send emergency alerts to the public through the notification system. An emergency alert is notification to the public of any incident or event that has an immediate threat to life and/or property safety that may result in loss of life, human suffering, property damage of economic or social disruption. This would include but is not limited to severe weather, snow and flood advisories/warnings, protections such as evacuations, shelter-in-place, etc. All emergency alerts notifying the public of an immediate danger or hazard will be initiated by Lucas County Emergency Management Agency.

IV. Cost of Notification System

The 2025 total annual cost of the notification system is \$56,701. Lucas County RCOG E-911 funds will provide \$25,000 in 2025 but may decrease in future years, affecting shared cost.

The cost of the notification system shall be assessed proportionally based on the number of parties utilizing the notification system for non-emergency purposes. The total cost shall be divided equally among Lucas County Emergency Management Agency, City of Sylvania, and all other parties participating in the notification system for non-emergency purposes. The 2025 cost per partner organization is \$3,200. This will be subject to change based on annual cost of the notification system and participating parties.

On July 1st of each year, Lucas County Emergency Management Agency shall send each participating agency an invoice for the annual fee, which will be divided equally among non-emergency participants and Lucas County Emergency Management Agency as of that date. The fee shall be reassessed annually.

V. Additional System Usage

Lucas County Emergency Management Agency reserves the right to bill City of Sylvania for costs incurred for excess credits utilized for non-emergency notifications that exceeds the total annual allocation in the Everbridge system.

VI. Entire Understanding

This agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind, preceding this shall not be binding, except for the extent incorporated in this agreement.

VII. Modification of Agreement

Any modification, addendum or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative to each party.

EXECUTION

In Witness Whereof, this memorandum of understanding is considered and executed through signature by:

Lucas County Emergency Management Agency	
Abby Buchhop, EMA Director	
Date	
City of Sylvania	
Name and Title (Print)	
Signature	
Date	
Approved as to form:	
John Borell, Lucas County Prosecutor's Office	



ORDINANCE NO. 50-2025

AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO AN AGREEMENT WITH THE LUCAS COUNTY BOARD OF COMMISSIONERS; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 307.15 permits the Board of County

Commissioners to enter into an agreement with the legislative authority of any municipal corporation to render any service the legislative authority may exercise; and,

WHEREAS, Petitions for Writs of Mandamus as to Judge Michael A. Bonfiglio and Magistrate Christy Cole were recently filed in the Ohio Supreme Court; and,

WHEREAS, a Writ of Prohibition as to Visiting Judge S. Dwight Osterud, Magistrate Christy Cole, Bailiff Lisa Fackelman, Prosecutor Heather Pentycofe and Acting Prosecutor Jeff Lingo was also filed in the Ohio Supreme Court; and,

WHEREAS, due to the potential conflict of interest among the respondents named in the Writ of Prohibition, the Lucas County Proseuctor's Office has agreed to represent Judge Osterud, Judge Bonfiglio, Magistrate Cole, and Bailiff Lisa Fackelman and the City will represent Prosecutor Heather Pentycofe and Acting Prosecutor Jeff Lingo in responding to the Writs of Mandamus and Prohibition as set forth above; and,

WHEREAS, a copy of the proposed Agreement is attached hereto as "Exhibit A."

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

SECTION 1. That the Mayor and Director of Finance be, and they hereby are authorized to enter into an Agreement with the Lucas County Board of Commissioners on behalf of the City of Sylvania, to provide for the Lucas County Prosecutor's Office to provide legal representation of Judge Michael A. Bonfiglio, Visiting Judge S. Dwight Osterud, Magistrate Christy Cole and Bailiff Lisa Fackelman relative to the Writs of Mandamus and Prohibition as set forth in the Agreement attached hereto as "Exhibit A."

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

requirements, including Section 121.22 of the Ohio Revised Code.

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

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, property and welfare and for the further reason that the Agreement should be executed immediately so as to provide for the proper legal representation of Judge Michael A. Bonfiglio, Visiting Judge S. Dwight Osterud, Magistrate Christy Cole and Bailiff Lisa Fackelman. Provided this Ordinance receives the affirmative vote of five (5) or more members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force thirty (30) days after it is approved by the Mayor or as otherwise provided by the Charter.

Vote on passage as an emergency:	Yeas Nays
Passed,	, 2025, as an emergency measure.
	President of Council
ATTEST:	APPROVED AS TO FORM:
Clerk of Council	Director of Law
APPROVED:	
Mayor	_
Date	=

AGREEMENT BETWEEN THE CITY OF SYLVANIA AND THE BOARD OF LUCAS COUNTY COMMISSIONERS

This Agreement executed this ____ day of April, 2025, by and between the City of Sylvania, Ohio ("City"), and the Board of Lucas County Commissioners ("Lucas County"), political subdivisions of the State of Ohio.

WHEREAS, Ohio Revised Code Section 307.15 permits the Board of County Commissioners to enter into an agreement with the legislative authority of any municipal corporation to render any service the legislative authority may exercise; and,

WHEREAS, Petitions for Writs of Mandamus (Ohio Supreme Court Case Nos. 2025-0377 and 2025-0378) as to Magistrate Christy Cole were filed on March 14, 2025 and served on March 26, 2025; and,

WHEREAS, Petitions for Writs of Mandamus (Ohio Supreme Court Case Nos. 2025-0418, 2025-0419 and 2025-0420) as to Judge Michael A. Bonfiglio were filed on March 24, 2025 and served on March 27, 2025; and,

WHEREAS, a Writ of Prohibition as to Visiting Judge S. Dwight Osterud, Magistrate Christy Cole, and Bailiff Lisa Fackelman (Ohio Supreme Court Case No. 2025-0417) was filed on March 24, 2025 and served on March 27, 2025; and,

WHEREAS, also included in the Writ of Prohibition were Sylvania Prosecutor Heather Pentycofe and Acting Prosecutor Jeff Lingo; and,

WHEREAS, due to the potential conflict of interest among the respondents named in the Writ of Prohibition, it is necessary for Lucas County to undertake the representation of Judge Osterud, Judge Bonfiglio, Magistrate Cole, and Bailiff Lisa Fackelman and the City will represent Prosecutor Heather Pentycofe and Acting Prosecutor Jeff Lingo.

NOW, THEREFORE, THE PARTIES to this Agreement agree to the following terms and conditions:

The Board of Lucas County Commissioners shall provide representation for Judge S.
 Dwight Osterud, Judge Michael A. Bonfiglio, Magistrate Christy Cole, Bailiff Lisa
 Fackelman relative to the Writs of Mandamus and Writ of Prohibition filed by Tonia
 Davies as set forth above. The Lucas County Prosecutor has agreed to provide the
 representation required by this agreement.

- 2. The City shall provide representation for Prosecutor Heather Pentycofe and Acting Prosecutor Jeff Lingo relative to the Writ of Prohibition filed by Tonia Davies on March 24, 2025 and served March 27, 2025, Case No. 2025-0417.
- 3. The County shall be responsible for its fees associated with the representation of respondents identified in Paragraph 1 above.
- 4. The City shall be responsible for its fees associated with the representation of respondents identified in Paragraph 2 above.
- 5. The City agrees to indemnify the County and Prosecutor from all claims, losses, and expenses, and fees, including attorney's fees, costs and judgments that may be asserted against them and that result from the negligent acts or omissions of the County or Prosecutor. In no event shall either party be liable to the other party for indirect, incidental, special, or punitive damages or for damages resulting from conduct with a malicious purpose, in bad faith, or in a wanton or reckless manner.

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the day and year first written above.

BOARD OF LUCAS COUNTY COMMISSIONERS

Date:	
	Commissioner Lisa A. Sobecki
	Commissioner Pete Gerken
Approved as to Form:	Commissioner Anita Lopez
Assistant Prosecuting Attorney	

CITY OF SYLVANIA	
Date:	Mark R. Frye, Mayor
Approved as to Form:	Toby A. Schroyer, Director of Finance
Director of Law	-
	HILLA D. D.ATEG
	JULIA R. BATES
	LUCAS COUNTY PROSECUTING ATTORNEY
	By:
	Assistant Prosecuting Attorney

PETITION FOR ZONING ORDINANCE AMENDMENT

To: City of Sylvania, Ohio	SUP - 1-2025 Application No. 1-2025
City Council and Municipal Planning Commission	Date 4 3/25
Petitioner Name(s): KIF Properties Ltd	€ 1,₩.
Petitioner Address: 5550 W. Central	
Toledo, Olio 43615	
Email: KIFREALESTATER YAhoo. CO Melepho	one: (4/4) 705-5486
Location of property for which zoning amendment is requested: Existing strip mall at 5800 monree street, tena	unt space (5834 Monroe Stree,
suite M-N).	
Purpose of amendment request: SPECIAL USE - CHURCH	
Tenant would like to change the existing restaurant	into Crossview Community Churc
Current Zoning: B-H SHOPPING CEINTER DISTRICT Requested Zoning	
The undersigned, being one or more of the owners, lessees or occupants with changed by the amendment, hereby petition for an Amendment to the Zoning of the Codified Ordinances of the City of Sylvania, Ohio, as amended.	
Attachments: 1. Full legal description of the property for which the Zonin 2. Area location map. 3. Site plan - if plan is larger than 11" x 17", eighteen (18) c	
A check for \$300.00 + cost of advertising, payable to the City of Sylvania is atta	ached for processing of said
Petition. It is understood that no refund is to be made after the filing of the	Petition.
4/	3/25
Date referred by Council:	
Date of Commission Action:	
Date of Council Action:	
Action:	
For Office Use Only	
Date: 3/25/25 Check #: 126 Cash:	Fee: \$_300 ee

Parcel # 82.04454

Exhibit A

Parcel I: Part of Lot 2, Lot 3, Country Club Plaza, part of the West 1/2 of the Northwest 1/4 and part of the Southwest 1/4 of Section 11, Town 9 South, Range 6 East, City of Sylvania, Lucas County, Ohio, and being more particularly described as follows:

BEGINNING at the Southeast corner of County Club Plaza, a subdivision in the City of Sylvania as recorded in Volume 59, Page 9, Book of Plats, Lucas County Records, said point also being the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 11; thence South 62°20'10" West along the Southeasterly line of said Lot 2, a distance of 344.98 feet to a point; thence South 37°30'52" West a distance of 120.90 feet to a point on the centerline of Monroe Street; thence North 44°24'29" West, along the centerline of Monroe Street, a distance of 53.00 feet to a point; thence North 62°20'10" East a distance of 34.28 feet to the Southwest corner of said Lot 2; thence North 44°24'29" West along the Southwesterly line of said Lot 2 a distance of 60.00 feet to a point; thence North 62°20'10" East along the Northwesterly line of said Lot 2, a distance of 85.88 feet to a point; thence North 00°00'50" West along the Westerly line of said Lot 2, a distance of 93.81 feet to a point; thence North 89°59'10" East, a distance of 35.00 feet to a point; thence North 00°00'50" West, a distance of 150.00 feet to a point; thence South 89°59'10" West, a distance of 35.00 feet to a point on the Westerly line of said Lot 2; thence North 00°00'50" West, a distance of 1000.27 feet to a point on the centerline of Alexis Road; thence North 83°01'14" East along the centerline of Alexis Road a distance of 354.75 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of said Section 11, a distance of 1167.63 feet to the point of beginning. Subject to legal highways.

Parcel II: Sign easement created by Deed Record 87-545D10 over the following described property.

Part of Lots 1 and 2, Country Club Plaza, City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Commencing at the most Southerly corner of said Lot 2; thence North 44° 24' 29" West, along the Southwesterly line of said Lot 2 a distance of 50.00 feet to the point of beginning; thence continuing North 44° 24' 29" West, along the Southwesterly line of said Lot 2 a distance of 10.00 feet to a point; thence North 45° 35' 31" East, a distance of 30.00 feet to a point; thence South 44° 24' 29" East, a distance of 10.00 feet to a point; thence South 45° 35' 31" West a distance of 30.00 feet to the point of beginning.

Parcel III: Rights of Sylvania Marketplace in the Reciprocal Easement Agreement recorded in Deed Record 87-545E01 over the following described property:

That part of lot number 1 in Country Club Plaza, a Subdivision in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Beginning at the most westerly corner of Lot I Country Club Plaza, a Subdivision in the City of Sylvania, as recorded in Volume 59, page 9, Book of Plats, Lucas County records; thence North 36° 25' 24" East along the northwesterly line of said Lot 1, a distance of 116.49 feet to a point; thence South 44° 24' 29" East along a line that is 115.00 feet northeasterly of and parallel with the southwesterly line of said Lot 1, a distance of 1811.67 feet to a point on the east line of said Lot 1; thence South 00° 00' 50" East along the east line of said Lot 1, a distance of 46.84 feet to the Southeast corner of said Lot 1; thence South 62° 20' 10" West along the southeasterly line of said Lot 1, a distance of 85.88 feet to the most southerly corner of said Lot 1; thence North 44° 24' 29" West along to a southwesterly line of said Lot 1; a distance of 171.84 feet to a point of beginning.

Part of Lots 1 and 2, Country Club Plaza, City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Commencing at the most southerly comer of said Lot 2; thence North 44° 24' 29" West, along the Southwesterly line of said Lot 2, a distance of 50.00 feet to the point of Beginning; thence continuing North 44° 24' 29" West, along the southwesterly line of said Lot 2 a distance of 10.00 feet to a point; thence North 45° 35' 31" East, a distance of 30.00 feet to a point; thence South 44° 24' 29" East, a distance of 10.00 feet to a point; thence South 45° 35' 31" West a distance of 30.00 feet to the point of beginning; containing 300 square feet of land, more or less.

Parcel No. 82-04454

More Commonly Known As: 5800 Monroe St., Sylvania, OH 43560

DESCRIPTION
APPROVED
BY ### DATE 9/12/94

Mike Pniewski, P.E., P.S. Lucas County Engineer Tax Map Department

20240925-0031007

9/25/2024 Pages:3 T20240025152

2:35 PM Fee:\$42.00

Michael D. Ashford Lucas County Recorder

DEED

09/24/2024

TRANSFERRED BY: HRAMIREZ \$0.50 IN COMPLIANCE WITH SEC. 319.202 R.C.

KATIE MOLINE, AUDITOR LUCAS COUNTY, OHIO

EX: X

FEE: \$0.00 PARCEL: 82-04454

MULTI: COUNT: 1

TRANS#: 24-204589

LIMITED WARRANTY DEED

Ohio Rev. Code §5302.07

KIF Real Estate Partnership, an Ohio general partnership, for valuable consideration paid, grants with limited warranty covenants, to KIF Properties, Ltd., an Ohio limited liability company, whose tax-mailing address is 5550 W. Central Ave., Toledo, OH 43615, the real property legally described on Exhibit A attached hereto and made a part hereof.

Subject to: zoning resolutions and ordinances; easements, agreements, and restrictions of record; and taxes and installments of assessments due and payable after delivery hereof.

Prior Instrument Reference No.: 93 0305E01 of the Lucas County, Ohio Deed records.

Executed this 3 day of September 2024.

KIF Real Estate Partnership, an Ohio general partnership, by all of its general partners

Tleoder M. Dono By: Theodore M. Iorio, Successor Trustee

Its: General Partner

Deodere M. Dorio

Its: General Partner

STATE OF Miclugar COUNTY OF Antrin

The foregoing instrument was acknowledged before me this 3¹² day of Sephember, 2024, by Theodore M. Iorio, Successor Trustee, General Partner and by Theodore M. Iorio, General Partner.

This Instrument Prepared By: Drew A. Nitschke, Esq. Marshall & Melhorn, LLC Four SeaGate, Eighth Floor Toledo, Ohio 43604

DEBORA A. HUSBAND Notary Public, State of Michigan County of Antrim My Commission Expires 07-11-2026 Acting in the County of ANTIM Participale Confidence in Compliance

with Section 1777.02 Volume___

Microfi 19 #

Instruction A & Fersif H. Ashlerd, Recorder Filed on Z

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Contact Us County Website Property Search **Multi-Year Search** County Map Advanced Assessor # Parcel Number Owner Address

MARKET AREA: 6002C KIF PROPERTIES LTD PARCEL ID: 8204454 **TAX YEAR: 2025 Pictometry** Summary Map

ASSESSOR#: 45040066

ROLL: RP OH 5800 MONROE ST STATUS: Active

KIF PROPERTIES LTD 24205670 KIF PROPERTIES LTD Trans# Transfer Date Price 21-NOV-2024 \$0 Residential Attributes

Transfer Listing

Transfers

Values

LW-LIMITED WARRANTY DEED LW-LIMITED WARRANTY WD-WARRANTY DEED ES-EASEMENT KIF REAL ESTATE PT AN OHGEN PT KIF PROPERTIES LTD 24204589 KIF REAL ESTATE PT AN OHGEN PT 17206993 KIF REAL ESTATE PT AN OHGEN PT 24-SEP-2024 \$0 13-OCT-2017 \$0

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects **Current Taxes**

91200806 SYLVANIA MARKETPLACE OREO CORP AN OH CORP GW-GENERAL WARRANTY CO DEED 15-JUL-1993 \$2,950,000 93104888 OREO CORP AN OH CORP KIF REAL ESTATE PT AN OHGEN PT

27-FEB-1991 \$0

Transfer Details

21-NOV-2024 18-NOV-2024 24205670 0.50 Conveyance Fee Date of Closing Sale Amount Sales Date Transfer #

By Fund & Levy

Prior Taxes

Tax Distribution

By Fund

6 9 11 NW 1/4 & SW 1/4 THT PT THT LIES S ALEXIS RD W WHETSTONE PARK NE MONROE ST & COUNTRY CLUB PLAZALOT 2 EXC SLY 150 FT NLY 277 FT W 35 FT & LOT 3 EXC PT IN RD Legal Desc.

Purchaser (Grantee) Number of Parcels Property Address Special Assessments

Prior Specials

Payments

Pro#Inquiry

CAUV

Sale Type Note 2 Note 1

Agriculture

Forest

Seller(Grantor)

Transfer Cards

Mylar Tax Map

Photos

PAGE TWO

Record Navigator 1 of 1

Printable Summary Market Area Sales Printable Version

nstrument

Actions

Reports

Property Attributes Export Property Record Card Lucas Composite Mailing List Tax Bill

8

1 of 5 >

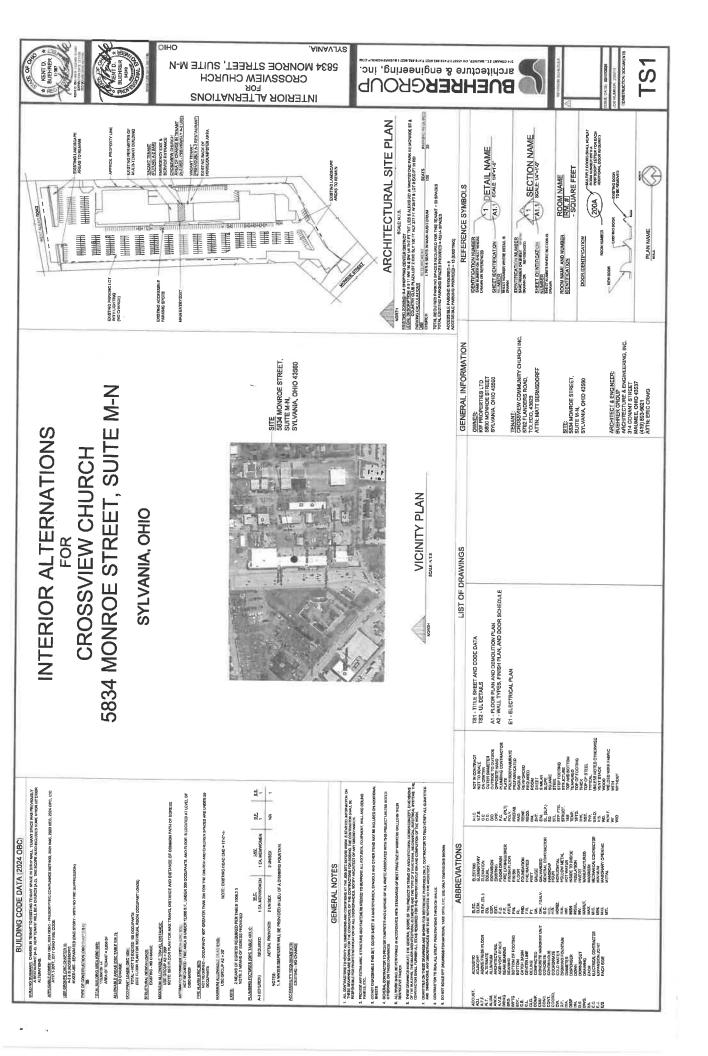
KIF PROPERTIES LTD KIF PROPERTIES LTD LAND & BUILDING

SYLVANIA OH 43560

5800 MONROE ST

9.5500

PAGE ONE





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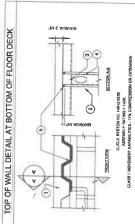
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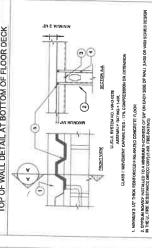
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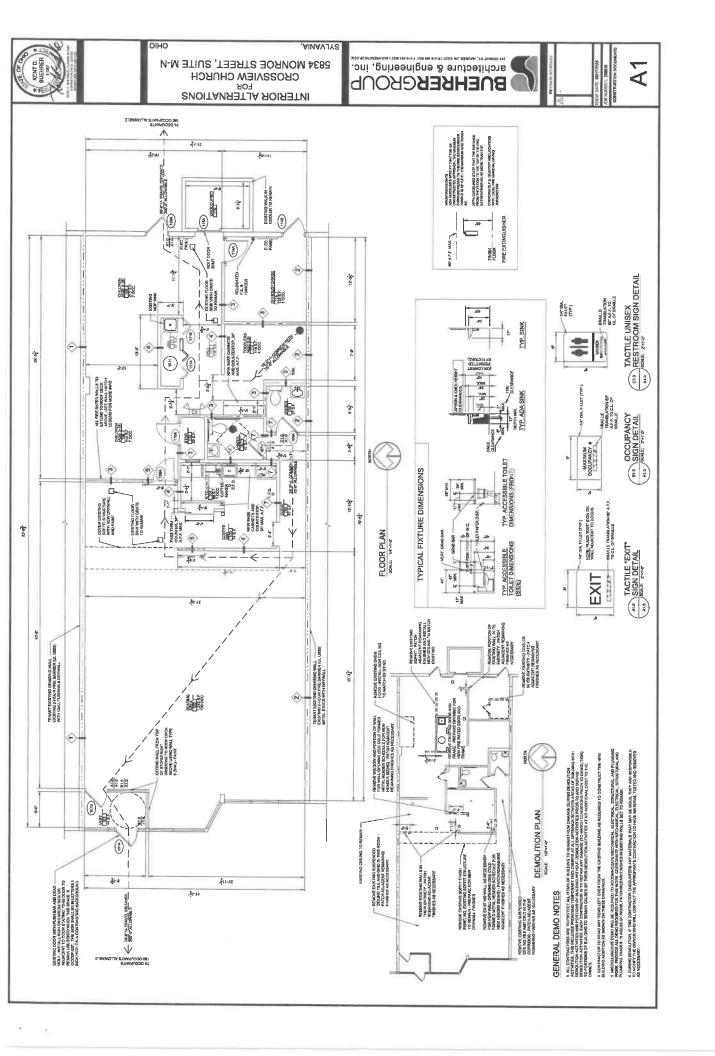
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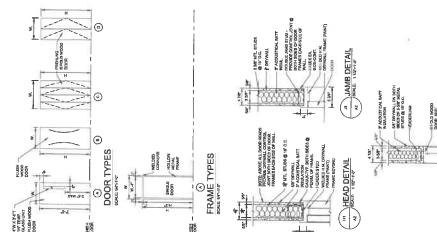
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INTERIOR ALTERNATIONS FOR CROSSVIEW CHURCH 5834 MONROE STREET, SUITE M-N





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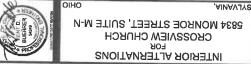
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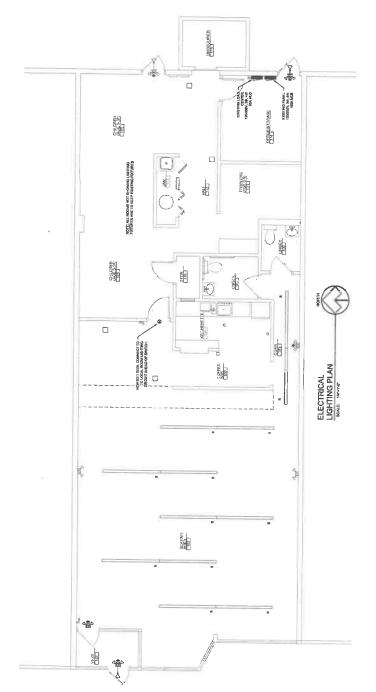
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INTERIOR ALTERNATIONS FOR CROSSVIEW CHURCH 5834 MONROE STREET, SUITE M-N





GRICHOWGNO, FALL PAREL BOLNEGE AND DESCONRECTS SPITCHESS SHALL BEEGLIBPICE WITH CHARLOWENE BEEGLING CRIMEN ALL CANDUST, METERS PARELS, FOLDERS AND DTHER ECPOSED NEW-LARRENT CARRYNN METAL PARTS OF ELECTRICAL EQUIPMENT, WRIND SHALL BUT GREEN ON THE CHARLOW CHARLOW CONTRACTS.

INTERNAL OF THE SECRET AND THE SECRET OF THE

CROUIT DREAVERS. SHALL HAVE, THE FACILATIES, SE BATED 10,000 ALC LIMINAM AND SHAL BE FUGH TITHE CRICAIT BREAKENS SHALL BE MANIFACTURED BY THE BARIE COMPANY F THE PARKS INAME.

. L'IGHTB - SHOZILD BE NBTYALED AS BHONN ON THE DRUNNIG, RUCLUDE LAMPS, BOXES, WIRHD, CONNECTIONS, CONDUT, ETC, FOX A COMPLETE AND OPERABLE INSTALLATION. I. WARDAITY - CONTRACTOR SINALL PROVIDEA WRITTEN VANFANTY AGAINST DERECTS IN MATERIALS, MAN WOORDAINSPEPON ALL WORK INSTALLED, FOR A PERIOD OF DHE YELM ATTER WOORTHANGE BY THE GHARSE.

PANELEGARDS - 1202/SV 54-AW, ALL BLECTRICA, PANELS BUALL HAVE TYPED DIRECTOR TOWNDED AND FOR GROUDITS AND A COPPT MERETTED WIREST THE PANEL DODG. ALL BLECTRICAL PANELS SHALL AWAR BIGGANED NAME PATERS.

WALL PLATES - CONPIGURATION BHOLD BATCH DEALES. IT SHOULD BE MADE OF STANE STEEL WITH US,250 FINISH WITH MATCHWO HEAD SCHENS.

RECEPTAGLES - SHALL BE COMMITTICAL GRADE, AS BYDWN IN LEGEND, COLOR SHALL BE DWARF.

ND OUTLET SOXES - B-VALL SE MADE RY STEEL CITY OR EGUAL, TLUBH INSTA BYXCS SHALL RE GAUSED BOLWRICCHT CORNERS. THIS CONTRACTOR SHALL NO NOTALL ALL NEGESSARY BOXES REGARRED TO COMPLETE THE BLECTRIC

LODIO POT INCIDE INSAREMY CONTROL FOR THIS TIME OF BALL BY
 THE WARNE CONTROL FOR THE CONTROL FOR THE

SERVICE METAL COMUNITY (FINC) BUNIL DE REJUCALLY WOMD CALVANZED STEEL. ALLABOUM, RED BOMES OR STARELESS STEEL, FITTNESS SYALL DE COMPATIBLE WITH THE AMMENCATAVER AND COMPLY WITH NEC ART, SAR.

RESERVATION CONTRACTOR TO CONTRACTOR AND THE WORK DESCRIBENCE AND THE TEST OF THE WORK DESCRIBENCE AND THE SECONDARY AND THE SECONDARY THE SEC PREND - DN 12020R VOLT THREE PHASE STRITCHS, PHASE WREES SHALL BE BLACK, BLUE & STRICK, WINE SHALL EN WHEN ELVE THE WATER, WHOLE WITH THE BALL USE BLALL BE THAND SOUT, BIRRIARS STRICK, STRICK SHALL SHE NO. 12 FINANCED WITH THEN MISULATION.

ELECTRICAL SPECIFICATIONS

GENERAL LIGHTING NOTES

- EGSTRIGLIGHT FORTNESS TO BIT HEBKOYED. LITILZE EXISTING BRANCH CIRCLIT FOR NEW LICHTE ADJART CRICLITING AS REQUIRED TO CONFORM TO LIGHT SMITCH CONTINGLAS INDICATED ON PEANS.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR RUPERRING TO THE LIGHTING CONTROL. LIGHTING PLANS.
- MONYTHO PETITATE FOR LIGHTING PRITARES ARE SHALL BE COCKCINATED WITH THE ACCURATED.
 ACCURATED TO THE PRITARES WALL BE MOUNTED ON ARROWST CAUGH, AT THE PETITATED SHOWINGS.
 - SUBPRINCED LINEAR LIGHT FUTURES BUILL BE LEVEL AND PARALLEL TO FLOOR, SUBPRINTINGS MEXT TO CLOUD CERTINGS SHALL BE AT SAME ELEVATION.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LOW-VOLTAGE CABLES FOR ALL LOW-VOLTAGE CABLES FOR ALL LOW-VOLTAGE CABLES FOR ALL
- LIGAT FOTURES WITH MORE: THAN (1) DRIVING RUIE TO LENDIN THAT ARE CALLED OUT TO HAV. AN EMERCENDY SECTION SHALL ALSO SECOLIPPED WITH AN EMERCENDY CRICUIT ALL EGRESS LIGHTING IS EXISTING. CLEAN AND TEST BATTERIEB FOR BOMINUTI REPLACE AS REQUIRED.

GENERAL ELECTRICAL DEMOLITION NOTES:

- WAY CONTINGE CONTINGENCY PROPERTY TO THE WAY CONTINUES TO THE WAY CONTIN
- BECTRICLE, CONTRACTOR BINAL ADMES DEMONE BEFORE DISCONLECTING OF NYP ELECTRICLE, PANCELS, AND ANY ELECTRICLE, PANCELS, AND ANY ELECTRICLE, ETC.) SO AS NOT TO INTERPERE. WITH ANY NORMAL BELIANTER THATTORY.
 - RECTRICAL CONTRACTOR BAUL, TEJPORUJALY RECONNECT ANY L'ONTINO, RECEPTACLER, 6TC. R. UNDER CONSTRUCTION THAT ARE INTERRUPTED DURANG DEMOLTTON.
- R / CONNECTIVITY TO ANY DRVICE NOT SCHEDULED FOR DEMOUTION

ELECTRICAL CONTRACTOR IS TO PROVIDE ANY BOX / PANG BIXTENSIONS AS REQUIRED TO ACCOMMODATE NEW WORK

- EXSERVE LANDLONG DISTRIBUTION (3) EXETING CAD CENTER ROA NA.O IZPZBRNOŅ-AW
 - EXISTING SINGLE LINE DIAGRAM, 120/208V, 3¢, 4W, 100A

 - EXETTING DISTRIBUTION AND BRANCH CRCUITS TO REMAIN.
 ELECTRICAL LOAD HIS DECIRE AGED DISTRIBUTION THE REMOVAL OF 2X FORTURES, REPLACED WITH LED STIPL LIGHTS.

LIGHTING LEGEND

LEO FIXTURE 1-75W-90" LED-126W 1" # 2" LEO 5TRIPLIGH LENS, 0-10" DIMMING, PLEID-MI CONTRACOLS HOWS.

BSLSTPEO/DDD.UAV TZLID LBB 2500LM FBT MVOLT 48K1 LCL8-40ML-ED-U

LOCAL DRIBMER SWITCH - LED DRIVER DRIAMING (b-10/) SLIDE CONTRICL WITH 3-WAY OFFERATION, VERY COME ATTAIN (VERY CONTRICL) WITH LICHT FIXTURES PRIOR TO DRIBERING. PROFILE OFFERATION OF THE PROFILE OFFERATION OFFERATI

ED DOT BROWNIN ENDLETTING IN WRITE PLUSTIC HOUSING, MOUNTING AN ARROWS, AS SHOWN. PROVIDE SO MINUTES BATTLEY SACKUP, DIFFUSELENS.

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ZUSTINO COMBNATION LED EKIT SKON AND EJASTICONYY EGREBS LICHTING LIWIT MITH DULL HELDS: LIZIN SUBFICES HOUNTED WHITE IN ACTIO HOUSING WITH A 90 MATE BATTERN GACK IVEN AND ESTINGE THISD WESTINGSPANDOF HEAD IS IN PROPRING OFFICES. REPLACE IF FEGURES.

EXISTING COMBINATION LED EXT SIGN AND EXENCENCY EGRESS LIGHTING UNIT TOLAL READS : YOUR GOOD STOREAGE MOUNTED WHITE PLASTIC HOUSING WITH A 90 WITH BATTERY BOACK UP. **®**

EXISTING EMERGENCY EGREBS LIGHTING UNIT WITH DULK, HEADS - 120V SURFACE MOUNTED WHITE PLASTIC HOUSING WITH A BO WINJTE BATTERY BACK UP.