



**CITY OF PERRYSBURG  
CITY COUNCIL  
AGENDA**

June 2, 2026

1. Call to Order - 6:30 PM
2. Roll Call
3. Pledge of Allegiance
4. Minutes of Council Meeting of May 19, 2026
5. Special Reports
6. Letters, Communications, and Citizens Communications
7. Administrative Reports

a. Mayor Mark's Community Corner

Special Recognition to the following Penta students: Xen Neff, Macy Davidson, and Daniel Carey

b. City Administrator

c. Finance Director

d. Law Director

8. President of Council Report

9. Committee Reports

a. **Finance & Economic Development**

**Ordinance# 32-2026**

AN ORDINANCE DETERMINING TO PROCEED WITH THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG

***2nd Reading, no vote required***

**Ordinance# 33-2026**

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG

***2nd Reading, no vote required***

**Resolution# 42-2026**

A RESOLUTION ESTABLISHING A STORMWATER UTILITY PROGRAM  
ENTERPRISE FUND

*2nd Reading, no vote required*

**Resolution# 43-2026**

A RESOLUTION UPDATING THE CITY OF PERRYSBURG'S CREDIT CARD  
POLICY

*2nd Reading, no vote required*

**Resolution# 49-2026**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH ARBOR BUILDING,  
LLC FOR THE LEASE OF CERTAIN PORTIONS OF THE PROPERTY  
LOCATED AT 139 W. INDIANA AVE.; AND DECLARING AN EMERGENCY

*Recommendation to Suspend the Rules,  
Waive the Three Readings, and  
Pass as an Emergency Measure*

**Resolution# 50-2026**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH PERRYSBURG  
TOWNSHIP FOR THE LEASE OF CERTAIN PORTIONS OF THE  
PROPERTY LOCATED AT 26609 LIME CITY ROAD; AND DECLARING AN  
EMERGENCY

*Recommendation to Suspend the Rules,  
Waive the Three Readings, and  
Pass as an Emergency Measure*

**b. Safety**

**Resolution# 48-2026**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH COUSINO  
RESTORATION & ENVIRONMENTAL FOR THE RESTORATION OF THE  
POLICE STATION AT A COST NOT TO EXCEED FIFTY-SEVEN  
THOUSAND SEVEN HUNDRED SEVENTY-EIGHT DOLLARS AND FIFTY-  
NINE CENTS (\$57,778.59); AND DECLARING AN EMERGENCY

*Recommendation to Suspend the Rules,  
Waive the Three Readings, and  
Pass as an Emergency Measure*

**c. Recreation**

**d. Planning & Zoning**

**Ordinance# 36-2026**

AN ORDINANCE ACCEPTING THE PETITION OF PERRYSBURG LINCOLN  
PROPERTIES, LLC FOR ANNEXATION OF CERTAIN PARCELS  
(PERRYSBURG HEIGHTS LOTS 695, 696, 697) INTO THE CITY

*Recommendation to Suspend the Rules,  
Waive the Three Readings, and  
A Vote is requested*

**Ordinance# 37-2026**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO PROVIDE FOR PERMANENT ZONING REGARDING THE KRISSE PROPERTY GROUP, LLC ANNEXATION AND DECLARING AN EMERGENCY

***Recommendation to Suspend the Rules,  
Waive the Three Readings, and  
Pass as an Emergency Measure***

**e. Personnel**

**Ordinance# 31-2026**

AN ORDINANCE AMENDING PERRYSBURG CODIFIED ORDINANCE §266.15-2(A)

***3rd Reading, vote requested***

**Ordinance# 38-2026**

AN ORDINANCE AMENDING CODIFIED ORDINANCE §266.06-1 OF THE CITY OF PERRYSBURG PERSONNEL CODE

***1st Reading, no vote required***

**Ordinance# 39-2026**

AN ORDINANCE AMENDING CODIFIED ORDINANCE §266.06-3 OF THE CITY OF PERRYSBURG PERSONNEL CODE

***1st Reading, no vote required***

**f. Public Utilities**

**g. Service**

10. Other Business

- a. Executive Session to consider the purchase of property for public purposes.

11. Adjournment

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinance 32-2026

**DATE:** May 19, 2026



### **Subject Matter/Background**

This Ordinance is to assess the cost of improvement of providing for the removal and special treatment of shade trees and controlling the blight and disease of same and for planting, maintaining, trimming and removing shade trees in and along the streets and within public rights-of-way of the City of Perrysburg in accordance with the Resolution 10-2026. These costs shall be assessed in the manner and pursuant to the payment schedules set forth, and on the lots and lands described in the Resolution.

The improvement shall be made in accordance with the provisions of the Resolution and with the plans, specifications, profiles and estimate of cost previously approved and now on file in the office of the Clerk of Council

### **Financial Review**

There is no funding needed for this Ordinance.

### **Legal Review**

This Ordinance has been reviewed and is appropriately before you.

### **Recommendation**

1st Reading – May 19, 2026  
2nd Reading – June 2, 2026  
3rd Reading and Vote – June 16, 2026

## ORDINANCE 32-2026

### AN ORDINANCE DETERMINING TO PROCEED WITH THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG

WHEREAS, the City Council has adopted Resolution 10-2026 on March 17, 2026 (the Resolution), declaring the necessity of making the improvement described in Section 1.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. It is determined to proceed with and complete the improvement of providing for the removal and special treatment of shade trees and controlling the blight and disease of same and for planting, maintaining, trimming and removing shade trees in and along the streets and within public rights-of-way of the City of Perrysburg.

SECTION 2. The improvement shall be made in accordance with the provisions of the Resolution and with the plans, specifications, profiles and estimate of cost previously approved and now on file in the office of the Clerk of Council.

SECTION 3. There have been no claims for damages legally filed, and the Director of Law is authorized and directed to institute legal proceedings in a court of competent jurisdiction to inquire into future claims if necessary.

SECTION 4: The portion of the cost of the improvement to be assessed in accordance with the Resolution shall be assessed in the manner and pursuant to the payment schedules set forth, and on the lots and lands described in the Resolution.

SECTION 5. The estimated special assessments previously prepared and filed in the office of the Clerk of Council are adopted.

SECTION 6. The Clerk of Council shall deliver a certified copy of this ordinance to the County Auditor within 15 days after its passage.

SECTION 7: It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 8. This Ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinance 33-2026

**DATE:** May 19, 2026



### **Subject Matter/Background**

This Ordinance is to levy a special assessment to cover the cost and expense of the removal or special treatment of certain shade trees for the purpose of controlling the blight and disease and for planting, maintaining, trimming and removing of other shade trees in and along the streets and within the public rights-of-way of, there shall be and hereby is placed an assessment. Said assessment shall be assessed upon the lots and lands bounding and abutting upon the streets and public rights-of-way in said district; and, set opposite the description of the respective lots and lands whereas City Council does hereby determine and declare that said lots and lands are specifically benefitted in the amounts so assessed against the same.

Such special assessment shall be levied and assessed by a percentage of the tax value of the property assessed in the amount of Seventy Thousand Dollars and Zero Cents (\$70,000.00). The owners of said several lots and parcels of land shall pay the sum so assessed in two (2) equal installments during the period of the assessment to the Treasurer of Wood County, Ohio, at the same time and in the same manner as other taxes are paid, or be subject to penalty and interest to be paid thereon as provided by law.

### **Financial Review**

There is no funding needed for this Ordinance.

### **Legal Review**

This Ordinance has been reviewed and is appropriately before you.

### **Recommendation**

1st Reading – May 19, 2026  
2nd Reading – June 2, 2026  
3rd Reading and Vote – June 16, 2026

## ORDINANCE 33-2026

### AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG

WHEREAS, through Ordinance 43-86, City Council for the City of Perrysburg, Ohio, established one district for the purpose of removing or specially treating therein shade trees for the purpose of controlling the blight and disease of same and for planting, maintaining, treating and removing shade trees in and along the streets and public rights-of-way of the City during the year 1986 and the years thereafter; and,

WHEREAS, City Council has determined that the value of the properties in this district are and will be enhanced and improved by this work; and,

WHEREAS, pursuant to Ordinance 43-86, City Council provided that part of the cost and expense connected with said work in said district shall be levied and assessed by a percentage of the tax valued of the property assessed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, with three-fourths (3/4) of all members elected in Council concurring:

SECTION 1. To pay the cost and expense of the removal or special treatment of certain shade trees for the purpose of controlling the blight and disease and for planting, maintaining, trimming and removing of other shade trees in and along the streets and within the public rights-of-way of, there shall be and hereby is placed an assessment. Said assessment shall be assessed upon the lots and lands bounding and abutting upon the streets and public rights-of-way in said district; and, set opposite the description of the respective lots and lands whereas City Council does hereby determine and declare that said lots and lands are specifically benefitted in the amounts so assessed against the same.

SECTION 2. Such special assessment shall be levied and assessed by a percentage of the tax value of the property assessed in the amount of Seventy Thousand Dollars and Zero Cents (\$70,000.00). The owners of said several lots and parcels of land shall pay the sum so assessed in two (2) equal installments during the period of the

assessment to the Treasurer of Wood County, Ohio, at the same time and in the same manner as other taxes are paid, or be subject to penalty and interest to be paid thereon as provided by law.

SECTION 3. The City's Director of Finance is directed to certify this special assessment to the Auditor of Wood County, Ohio, to be, by him, placed upon the grand tax duplicate of said County for the year 2026, for collection in 2027, against said lots and lands respectively to be collected at the same time and in the same manner as other taxes are collected.

SECTION 4. The Clerk of Council shall cause a notice of the passage of this ordinance to be published once in a newspaper of general circulation in this City and shall keep on file in the office of the Clerk of Council the special assessments.

SECTION 5. It is hereby found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 6. This Ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Resolution 42-2026

**DATE:** May 19, 2026



### **Subject Matter/Background**

The City seeks to establish a Stormwater Utility Program Enterprise Fund. This fund is established for the sole purpose of receipt and disbursement of Stormwater Utility Program monies in accordance with Perrysburg Codified Ordinances Chapter 1058.

This Ordinance formally establishes a Stormwater Utility Program Enterprise Fund and is hereby established pursuant to Ohio R.C. 5705.09(G) and authorizes to take all actions necessary and reasonable to establish the fund, consistent with otherwise applicable law.

### **Financial Review**

This legislation has been reviewed and approved by Finance.

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

1st Reading – May 19, 2026  
2nd Reading – June 2, 2026  
3rd Reading and Vote – June 16, 2026

## **RESOLUTION 42-2026**

### **A RESOLUTION ESTABLISHING A STORMWATER UTILITY PROGRAM ENTERPRISE FUND**

WHEREAS, Ordinance 20-2026 adopted by Perrysburg City Council and approved by the Mayor of the City of Perrysburg amended the City of Perrysburg Codified Ordinances (“Code”) Chapter 1058 “Stormwater Management” to add a stormwater utility program to the Code; and,

WHEREAS, Ordinance 20-2026 provides for the funding of the operation, maintenance, and improvement of the stormwater system within the limits of the City of Perrysburg; and,

WHEREAS, Ordinance 20-2026 specifies in Section 1058.05 “Stormwater Utility Program Enterprise Fund” that all stormwater service charges and all sources of revenue generated by or on behalf of the stormwater utility program shall be deposited in a stormwater utility enterprise fund and used exclusively for the stormwater utility program; and,

WHEREAS, in order to comply with Section 1058.05, it is necessary for the City to establish a new Stormwater Utility Program Enterprise Fund.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:**

SECTION 1. Pursuant to and in accordance with Ohio R.C. 5705.09(G), there is hereby established a special, segregated and distinct utility fund, to be known as the "Stormwater Utility Fund No. 5333". All moneys collected as service charges and interest and penalties thereon, and any other revenues or receipts of the stormwater utility, shall be deposited in said Stormwater Utility Enterprise Fund.

SECTION 2. This fund is established for the sole purpose of receipt and disbursement of Stormwater Utility Program monies in accordance with Perrysburg Codified Ordinances Chapter 1058.

SECTION 3. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 4. This Resolution shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Resolution 43-2026

**DATE:** May 19, 2026



**Subject Matter/Background**

The Finance Department is requesting an update to the City of Perrysburg’s Credit Card Policy. The update provides clarity and additional direction regarding convenience fees.

This Resolution was reviewed by the Finance Committee at their May 12, 2026 meeting and unanimously approved for advancement to City Council.

**Financial Review**

This Resolution will have no immediate financial impact on the City of Perrysburg.

**Legal Review**

This legislation has been reviewed and is appropriately before you.

**Recommendation**

First Reading – 5/19/2026  
Second Reading – 6/2/2026  
Third Reading and Vote – 6/16/2026

**RESOLUTION 43-2026**

**A RESOLUTION UPDATING THE CITY OF PERRYSBURG'S  
CREDIT CARD POLICY**

WHEREAS, the City of Perrysburg's Finance Department is requesting an update to the City's Credit Card Policy; and,

WHEREAS, the policy has been updated to provide clarity and additional direction regarding convenience fees.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Mayor and Director of Finance are authorized to execute the necessary documents to amend the City of Perrysburg's Credit Card Policy as represented in Exhibit A.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

## City Issued Credit Cards

### 623.1 PURPOSE AND SCOPE

Credit cards are purchasing tools that can offer an additional method of payment to the existing City of Perrysburg purchasing process. They provide an efficient and effective method of purchasing and paying for goods and services. The City of Perrysburg will have three types of credit cards. These will include corporate credit cards, virtual credit cards, and store credit cards.

### 623.2 POLICY

This policy describes the appropriate use of each of the different credit card types. Credit cards may only be used for official business and for the benefit of the City. They shall only be used for one-time purchases or vendors that will not accept another means of payment. They are not to be used with vendors that the City has an account with.

### 623.3 CREDIT CARD REWARDS PROGRAMS

Any City credit card with a rewards program shall have all rebates credited to the General Fund. A report of any rebates received shall be reported to the Finance Committee on an annual basis.

### 623.4 PURCHASE ORDERS

Consistent with the Purchasing Policy, a purchase for \$500 or more requires a purchase order.

### 623.5 PROHIBITED EXPENDITURES

Expenditures that are strictly prohibited to be purchased with any credit card type:

- Entertainment
- Alcoholic Beverages
- Cash Advances/Withdrawals
- Gratuities Over 20% of Approved Meals
- Purchases for Personal Use

Violation of this policy may result in disciplinary action, up to, and including termination.

### 623.6 VIRTUAL CREDIT CARDS

The Finance Department is authorized to pay vendors with a one-time secure virtual card. No payment, using the one-time secure virtual card method, shall be made to vendors that charge a fee for using a virtual card.

To request a virtual card the Department/Division/Office head (or designee) must submit a request in writing to the Director of Finance, or designee. If approved, a virtual card will be sent to that individual to make the approved purchase. After the purchase is made, an original, detailed

## *City Issued Credit Cards*

---

receipt must be turned in. Each receipt shall be legibly signed by the Department/Division/Office Head, coded and include a description of the reason for the expense.

### **623.7 CREDIT CARDS / COMMERCIAL CHARGE ACCOUNTS**

There shall be a limited number of City-issued corporate credit cards maintained by the Finance Department. Cards may be signed out by a Department/Division/Office head (or designee) with proper justification for use of the credit card.

Department/Division/Office heads (or designees) will be able to sign out and use a corporate credit card. The individual requesting usage of a card must submit a request to the Director of Finance, or designee. If approved, the corporate card may be signed out from the Finance Department and returned after use, with a signed invoice for purchase(s) made.

An original, detailed receipt must be turned in. Each receipt shall be legibly signed by the Department/Division/Office Head, coded and include a description of the reason for the expense.

On a quarterly basis, Director of Finance, or designee will review the number of cards and accounts issued, expiration dates and credit limits.

Each employee who is in possession of a City corporate credit card is personally responsible and liable for any charges that are incurred under that corporate credit card. The card shall not be given to, or used, by, anyone else.

#### **623.7.1 CANCELLATION OF CARDS**

The Director of Finance must be notified immediately upon learning that a credit card has been lost, stolen, or needs to be revoked.

#### **623.7.2 MAINTENANCE**

The Finance Department shall maintain a list of corporate credit cards. Each card user shall read and sign the City Cardholder Agreement, stating that they have read the City-Issued Credit Cards policy, understand it and agree to abide by it. Each authorized card user may not incur a single transaction that is over \$2,500.00 without prior approval by the Director of Finance. Prior authorization is needed for any transaction that will be over the \$2,500.00. The Corporate Credit Card limit is \$7,500.00 per card, per month.

Monthly, the Finance Director shall present to the legislative authority credit card/commercial charge account transaction detail from the previous month. The legislative authority shall review the detail and annually the presiding officer of the legislative authority shall sign an attestation stating that the legislative authority reviewed the transactions.

#### **623.7.3 CREDIT CARD CONVENIENCE FEES**

Credit card convenience fees are charges, assessed by vendors or service providers, for processing payments made via credit card. Convenience fees are incurred as part of the payment process and represent a standard transactional cost. Late fees and penalties are NOT considered convenience fees and shall never be paid when using the City issued credit card.

## *City Issued Credit Cards*

---

Although not always avoidable, employees should exercise sound judgment and fiscal responsibility when incurring and paying such convenience fees. Whenever feasible, alternative payment methods that do not include convenience fees, such as ACH transfers, checks, or other director payment options, should be utilized to minimize costs. While credit card convenience fees are often unavoidable and represent a standard business expense, efforts should be made to limit the payment of such fees when practical.

Some examples of when a convenience fee may be paid by the City with a City owned credit card are:

- The vendor doesn't accept payment by any other means without a convenience fee and they are the only vendor option for the purchase;
- When payment must be made in person and the amount will not be known until checkout, such as recording fees with Wood County;
- Registrations for training that can only be paid with a credit card.

### **623.8 STORE CREDIT CARDS**

The City of Perrysburg will have store credit cards accounts. (Example: Lowes, Home Depot, and WEX) Department/Division/Office Heads may request in writing when an employee needs to be added to a store account. This request shall include justification as to why the employee needs access. The City Administrator and Director of Finance must both approve the addition.

Any time a store card is used, itemized receipt must be coded with an expense account, along with a description of the reason for the expense and approved by the Department/Division/Office Head. These receipts must be promptly turned into the Finance Department for processing.

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Resolutions 49 & 50-2026

**DATE:** June 2, 2026



### **Subject Matter/Background**

In preparation for the upcoming renovation of the Municipal Administration Building, the City has found it necessary to lease office spaces at the Arbor Building located at 139 W. Indiana Ave., and at the building previously used by the Perrysburg Township trustees located at 26609 Lime City Road.

#### **Arbor Building - 139 W. Indiana Ave. - Suites 203 and 204**

1. Term
  - a. September 1, 2026-August 31, 2027, with option to renew on month-to-month basis
2. Monthly Rent Payment
  - a. Base Rent - \$2,916.67 per month
  - b. Additional Rent (pro-rated taxes, insurance, maintenance) - estimated \$666.33 per month
    - i. Reconciliation will occur at end of lease term
3. Security Deposit - \$2,900.00
4. Utilities
  - a. City pays all utilities for leased space

#### **Township Building - 26609 Lime City Road - Administrative Offices and Miscellaneous Space**

1. Term
  - a. September 1, 2026-August 31, 2027, with option to renew on month-to-month basis
2. Monthly Rent Payment
  - a. \$4,195.00 per month
    - i. City is only responsible for rent. All utilities, maintenance, taxes, insurance, etc., are the responsibility of Township

### **Financial Review**

Account: 1110-11047-53301

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

If City Council is in agreement, a motion waive the three readings and pass both Resolutions as emergency measures is appropriate, to allow for the City to secure the spaces in a timely manner.

## **RESOLUTION 49-2026**

### **A RESOLUTION AUTHORIZING AN AGREEMENT WITH ARBOR BUILDING, LLC FOR THE LEASE OF CERTAIN PORTIONS OF THE PROPERTY LOCATED AT 139 W. INDIANA AVE.; AND DECLARING AN EMERGENCY**

WHEREAS, in anticipation of the upcoming renovation of the Municipal Administration Building, the City of Perrysburg has determined that it is necessary to lease temporary office space to accommodate employees who will be displaced during the course of the project; and,

WHEREAS, this Agreement will allow for the lease of Suites 203 and 204 in the Arbor Building (including access stairs), located at 139 W. Indiana Ave., Perrysburg, Ohio 43551, which will aid in providing the required temporary space; and,

WHEREAS, Base Rent during the term of the lease will be the sum of Two Thousand Nine Hundred Sixteen Dollars and Sixty-Seven Cents (\$2,916.67) per month (calculated at \$14.00 per square feet annually); and,

WHEREAS, in addition to Base Rent, the City will be responsible for their pro-rata share of real estate taxes, insurance, repairs, and maintenance expenses (excluding capital expenditures). Based upon square footage of the building, the City's pro-rata share is estimated to be Six Hundred Sixty-Six Dollars and Thirty-Three Cents (\$666.33) per month (a final reconciliation will be completed at the end of the lease term to account for any overpayment or deficiency); and,

WHEREAS, the City will also provide a security deposit for the space in the amount of Two Thousand Nine Hundred Dollars and Zero Cents (\$2,900.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Mayor and Director of Finance are authorized to execute the necessary documents to enter into a Lease Agreement with Arbor Building, LLC for the lease of Suites 203 and 204 in the Arbor Building (including access stairs), located at 139 W. Indiana Ave., Perrysburg, Ohio 43551, consistent with the abovementioned terms, and any other terms deemed reasonable and appropriate to the City Administrator, the Director of Finance, and the Law Director

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its

committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, to allow for the City to secure the space in a timely manner, and shall be in full force and effect from and immediately after its passage and approval by the Mayor.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

## RESOLUTION 50-2026

### A RESOLUTION AUTHORIZING AN AGREEMENT WITH PERRYSBURG TOWNSHIP FOR THE LEASE OF CERTAIN PORTIONS OF THE PROPERTY LOCATED AT 26609 LIME CITY ROAD; AND DECLARING AN EMERGENCY

WHEREAS, in anticipation of the upcoming renovation of the Municipal Administration Building, the City of Perrysburg has determined that it is necessary to lease temporary office space to accommodate employees who will be displaced during the course of the project; and,

WHEREAS, this Agreement will allow for the lease of approximately Three Thousand Three Hundred Fifty-Six (3,356) net rentable square feet (administration offices and miscellaneous space), located at 26609 Lime City Road, Perrysburg, Ohio, 43551, which will aid in providing the required temporary space; and,

WHEREAS, rent during the term of the lease will be the sum of Four Thousand One Hundred Ninety-Five Dollars and Zero Cents (\$4,195.00) per month (calculated at \$15.00 per square feet annually), the City shall have no obligation to pay any other costs or expenses relating to the premises, including without limitation, utilities, real estate taxes, assessments, insurance premiums, maintenance, repairs (structural or non- structural), replacements, capital expenditures, or common area maintenance charges.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Mayor and Director of Finance are authorized to execute the necessary documents to enter into a Lease Agreement with Perrysburg Township for the lease of approximately Three Thousand Three Hundred Fifty-Six (3356) net rentable square feet (administration offices and miscellaneous space), located at 26609 Lime City Road, Perrysburg, Ohio, 43551, consistent with the abovementioned terms, and any other terms deemed reasonable and appropriate to the City Administrator, the Director of Finance, and the Law Director

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, to allow for the City to secure the space in a timely manner, and shall be in full force and effect from and immediately after its passage and approval by the Mayor.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

**TO:** Mayor Webber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Resolution 48-2026

**DATE:** June 2, 2026



### **Subject Matter/Background**

The Perrysburg Police Station is in need of restoration services for the Police Station due to water damage from a broken pipe. The City received two (2) quotes, with Cousino Restoration & Environmental providing the lowest quote for the necessary labor, material, tools, equipment, transportation, and supervision to complete restoration.

The cost for the project is Fifty-Seven Thousand Seven Hundred Seventy-Eight Dollars and Fifty-Nine Cents (\$57,778.59).

This Resolution will allow the Mayor and Director of Finance to enter into an agreement with Cousino Restoration & Environmental in an amount not to exceed Fifty-Seven Thousand Seven Hundred Seventy-Eight Dollars and Fifty-Nine Cents (\$57,778.59).

### **Financial Review**

Account Number: 1110-21232-53825

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

If City Council is in agreement, a motion to suspend the rules, waive the three readings and pass this legislation as an emergency is appropriate, to ensure timely acceptance of the quote and completion of the project.

## RESOLUTION 48-2026

### A RESOLUTION AUTHORIZING AN AGREEMENT WITH COUSINO RESTORATION & ENVIRONMENTAL FOR THE RESTORATION OF THE POLICE STATION AT A COST NOT TO EXCEED FIFTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-EIGHT DOLLARS AND FIFTY-NINE CENTS (\$57,778.59); AND DECLARING AN EMERGENCY

WHEREAS, the City of Perrysburg, Ohio, is in need of restoration services for the Police Station due to water damage from a broken pipe; and,

WHEREAS, the City received two (2) quotes with Cousino Restoration & Environmental providing the lowest quote for the necessary labor, material, tools, equipment, transportation, and supervision to complete restoration, at a total cost of Fifty-Seven Thousand Seven Hundred Seventy-Eight Dollars and Fifty-Nine Cents (\$57,778.59); and,

WHEREAS, the Safety Committee considered the legislation at its May 19, 2026 meeting, and unanimously recommended its advancement to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. City Council hereby authorizes the Mayor and Director of Finance to enter into an Agreement with Cousino Restoration & Environmental to provide the necessary labor, material, tools, equipment, transportation, and supervision to complete the restoration of the Police Station, at a cost not to exceed Fifty-Seven Thousand Seven Hundred Seventy-Eight Dollars and Fifty-Nine Cents (\$57,778.59).

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, to ensure timely acceptance of the quote and completion of the project, and shall be in full force and effect from and immediately after its passage and approval by the Mayor.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinance 36-2026

**DATE:** June 2, 2026



### **Subject Matter/Background**

On March 24, 2026, a petition filed by Perrysburg Lincoln Properties, LLC, with Steven K. Best, as agent, requesting the annexation of certain parcels at and around Perrysburg Heights Lots 695, 696, and 697, to the City of Perrysburg was granted by the Board of Wood County Commissioner.

On or about March 26, 2026 the Board of Wood County Commissioners certified the transcript of the annexation proceedings to the City of Perrysburg and now sixty (60) days from the date of the receipt has elapsed in accordance with the provision of Revised Code 709.04.

This Ordinance accepts the Annexation of the Perrysburg Lincoln Properties, LLC, property into the City of Perrysburg.

### **Financial Review**

There is no direct financial implication to this legislation.

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

If City Council is in agreement, a motion waive the three readings rule, and pass this legislation is appropriate.

## **ORDINANCE 36-2026**

### **AN ORDINANCE ACCEPTING THE PETITION OF PERRYSBURG LINCOLN PROPERTIES, LLC FOR ANNEXATION OF CERTAIN PARCELS (PERRYSBURG HEIGHTS LOTS 695, 696, 697) INTO THE CITY**

WHEREAS, on March 24, 2026, a petition filed by Perrysburg Lincoln Properties, LLC, with Steven K. Best, as agent, requesting the annexation of certain parcels at and around Perrysburg Heights Lots 695, 696, and 697, to the City of Perrysburg was duly considered and granted by the Board of Wood County Commissioners; and

WHEREAS, the Board of Wood County Commissioners certified the transcript of the annexation proceedings to the Clerk of the City of Perrysburg, which received the transcript on or about March 26, 2026; and

WHEREAS, sixty (60) days from the date of the receipt have now elapsed in accordance with the provision of Revised Code 709.04.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
PERRYSBURG, WOOD COUNTY, OHIO:**

SECTION 1. The annexation proposed in the petition of Perrysburg Lincoln Properties, LLC, to the Board of Wood County Commissioners; which requested annexation to the City of Perrysburg, Ohio, of certain territory adjacent thereto as hereinafter described; and which was approved by the Board of County Commissioners on March 24, 2026, is hereby accepted. The territory is described as follows:

(See Resolution approving the annexation with description and map attached)

SECTION 2. The Clerk is 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 proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk 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 as required by law.

SECTION 3. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 4. This ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

# Board of County Commissioners

Craig LaHote    Dr. Theodore H. Bowlus    Doris I. Herringshaw, Ed.D.



March 24, 2026

Samantha Jacobson, Clerk  
City of Perrysburg  
201 W. Indiana Avenue  
Perrysburg, Ohio 43551

RE:    Annexation Proceedings for territory in Perrysburg Township to the City of Perrysburg;  
      Steven K. Best, agent, on behalf of Perrysburg Lincoln Properties, LLC, petitioner (Annexation #26-1)

Dear Clerk Jacobson:

Enclosed is the complete transcript regarding the proceedings for annexation of territory in Perrysburg Township to the City of Perrysburg; Steven K. Best, agent, on behalf of Perrysburg Lincoln Properties, LLC, petitioner (Annexation #26-1)

The transcript of such proceedings includes the following:

1.    Certification of transcript by Clerk of the Board of County Commissioners of Wood County, Ohio
2.    Original Petition
3.    Copy of letter to the Engineer requesting review of legal description and map for accuracy
4.    Copy of letter from the Engineer following review of legal description and map for accuracy
5.    Resolution 26-00349, approved March 24, 2026 (Acknowledging Receipt of & Granting Petition)

Should you have any questions regarding the above, please contact this office.

Sincerely,

BY ORDER OF THE BOARD OF COUNTY  
COMMISSIONERS, WOOD COUNTY, OHIO

A handwritten signature in blue ink that reads 'Sandy A. Long'. The signature is written in a cursive style.

Sandy A. Long  
Clerk of the Board

sal  
Enclosures  
xc: file

S:\Clerk\Annexations\Exp Type 1\#26-1 Perrysburg Lincoln Prop.- Perrysburg\Transcript to Muni.doc

One Courthouse Square • Bowling Green, Ohio 43402 • phone 419-354-9100 or 1-866-860-4140 ext. 9100  
fax 419-354-1522 • [www.woodcountyohio.gov](http://www.woodcountyohio.gov) • [commissioners@woodcountyohio.gov](mailto:commissioners@woodcountyohio.gov)

# Board of County Commissioners

Craig LaHote    Dr. Theodore H. Bowlus    Doris I. Herringshaw, Ed.D.

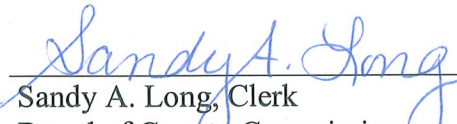


## CERTIFICATION OF TRANSCRIPT

TO:    Samantha Jacobson, Clerk  
          City of Perrysburg

I, Sandy A. Long, Clerk of the Board of County Commissioners of Wood County, Ohio, do hereby certify that the following transcript of proceedings in the matter of annexation of territory in Perrysburg Township to the City of Perrysburg, Ohio, held before the Board of County Commissioners of Wood County, Ohio, is true, and that all instruments concerned are contained herein, as listed, and described in the letter enclosed and addressed to the Clerk of the Council for the City of Perrysburg, Ohio.

Dated at Bowling Green, Ohio, this 24<sup>th</sup> day of March 2026.

  
\_\_\_\_\_  
Sandy A. Long, Clerk  
Board of County Commissioners,  
Wood County, Ohio.

sal  
Enclosures

# Board of County Commissioners

Craig LaHote    Dr. Theodore H. Bowlus    Doris I. Herringshaw, Ed.D.



March 24, 2026

Samantha Jacobson, Clerk  
City of Perrysburg  
201 W. Indiana Avenue  
Perrysburg, Ohio 43551

Dear Clerk Jacobson:

It would be greatly appreciated if you would send our office a copy of the Resolution/Ordinance of the City of Perrysburg, indicating either approval or denial of the Expedited Type 1 annexation of property as submitted by Steven K. Best, agent, on behalf of Perrysburg Lincoln Properties, LLC, petitioner (Annexation #26-1) requesting annexation to the City of Perrysburg.

Thank you for your attention to this matter.

Sincerely,

BY ORDER OF THE BOARD OF COUNTY  
COMMISSIONERS, WOOD COUNTY, OHIO

Sandy A. Long  
Clerk of the Board

sal  
xc: file

**PETITION FOR ANNEXATION – EXPEDITED TYPE 1**

We, the undersigned, being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Perrysburg Wood County, Ohio, being filed under Sections 709.021(A) & 709.022(A) of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description\* of the perimeter of the territory sought to be annexed, marked as Exhibit "A".

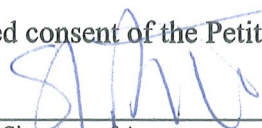
The described territory is contiguous with the City of Perrysburg, Ohio.

Petitioners have attached hereto and made a part of this petition, an accurate map\* or plat of the territory sought to be annexed, marked Exhibit "B".

Steven K. Best, Member is hereby appointed agent for the

undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

2026 MAR 10 PM 4:05

  
Signature of Agent  
Steven K Best, Agent / Member  
PERRYSBURG LINCOLN PROPERTIES LLC  
Typed or printed name of agent  
5575 Eagle Trace Drive  
Address  
Sylvania, OH 43560  
419-344-7355  
Phone Number/Fax Number  
stevebest5938@yahoo.com  
Email Address (if applicable)

**"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR IN EQUITY."**

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS

DATE

PERRYBURG LINCOLN PROPERTIES LLC

5575 Eagle Trace Drive

3/18/2026

By its agent: Steven K Best, Member

Sylvania, OH 43560

*SK Best, Member*

## PROPOSED ANNEXATION TO THE CITY OF PERRYSBURG

1. A parcel of land being all of Lots 695, 696, and 697 in Perrysburg Heights, as recorded in Volume 8, Pages 7 and 10, Wood County Plat Records, and also part of the adjoining highways to said Lots, all in Perrysburg Township, Wood County, Ohio.
2. Commencing at the intersection of the centerline of State Route 25 (also known as Dixie Highway) with the centerline of Roachton Road, as it now exists, said point of intersection being marked with a found monument box;
3. thence in a northerly direction along said centerline of State Route 25 (also known as Dixie Highway), having an assumed bearing of North seven (07) degrees, fifty-six (56) minutes, one (01) second East, a distance of one thousand five hundred twenty-four and zero hundredths (1,524.00') feet to the intersection of the centerline of Lincoln Boulevard;
4. thence South eighty-nine (89) degrees, fifty-six (56) minutes, four (04) seconds East along the centerline of Lincoln Boulevard, a distance of two hundred sixty-four and thirty-nine hundredths (264.39') feet to the intersection of the East line of Lot 698 in Perrysburg Heights extended southerly and also the East existing Corporation line of the City of Perrysburg, said point of intersection also being the **Point of Beginning**;
5. thence North zero (00) degrees, two (02) minutes, fifty-six (56) seconds West along the East line of Lot 698 in Perrysburg Heights extended southerly, and also along the East line of Lot 698 in Perrysburg Heights and also the East existing Corporation line of the City of Perrysburg, passing through a found iron rod at a distance of twenty and zero hundredths (20.00') feet, a total distance of one hundred twenty-two and eighty-one hundredths (122.81') feet to the intersection of the South line of Lot 650 in Perrysburg Heights and also the South existing Corporation line of the City of Perrysburg, said point of intersection being marked with a found iron rod;
6. thence South eighty-nine (89) degrees, fifty-seven (57) minutes, twenty-two (22) seconds East along the South line of Lot 650, Lot 651 and Lot 652 in Perrysburg Heights and also along the South existing Corporation line of the City of Perrysburg, a distance of seventy-four and ninety-nine hundredths (74.99') feet to the intersection of the West line of Lot 694 in Perrysburg Heights, said point of intersection being marked with a found iron rod;
7. thence South zero (00) degrees, two (02) minutes, fifty-five (55) seconds East along the West line of Lot 694 in Perrysburg Heights, passing through a found iron rod at a distance of one hundred two and eighty-four hundredths (102.84') feet, a total distance of one hundred twenty-two and eighty-four hundredths (122.84') feet to the intersection of the centerline of Lincoln Boulevard;

8. thence North eighty-nine (89) degrees, fifty-six (56) minutes, four (04) seconds West along the centerline of Lincoln Boulevard, a distance of seventy-four and ninety-nine hundredths (74.99') feet to the **Point of Beginning**.
9. Said parcel of land containing an area of 9,210 square feet, or 0.211 acres of land, more, or less. Being all within Parcel Numbers P60-400-180302021000, P60-400-180302022000, and P60-400-180302023000.

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

Said parcel of land having a present road occupied area of 1,500 square feet or 0.034 acres of land, more or less.

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

The above description is based on a survey performed under my supervision during December 2025.

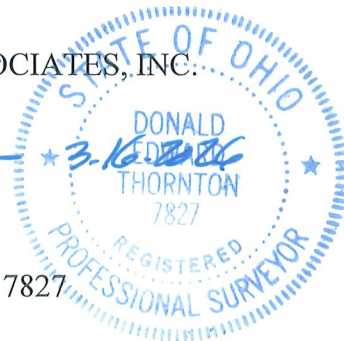
Prior Deed Reference is Instrument Number 202513985 Wood County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



D. Edward Thornton, P. S.  
Professional Surveyor No. 7827



Parcels surrounding the subject parcels being annexed into the City of Perrysburg:

Adjoining parcel on Lincoln Street: (right of the subject properties)

P60-400-180405020000

HUMMEL JON C & HUMMEL MARTHA R

505 ELM ST

PERRYSBURG OH 43551

Adjoining Parcel to the north on Lincoln Street: (left of the subject properties)

Q61-400-180302020000

PERRYSBURG LINCOLN PROPS LLC

c/o Steve Best, Agent/Member

5575 Eagle Trace Drive

Sylvania, OH 43560

Adjoining Parcels to the north: (all owned by PERRYSBURG LINCOLN PROPS LLC)

Q61-400-180302005000

Q61-400-180302004000

Q61-400-180302003000

Q61-400-180302002000

Q61-400-180302001000

Parcels directly across the street on Lincoln Street to the south:

All the following parcels are owned by:

[GREEN SWEEP INC](#)

10720 AIRPORT HWY

SWANTON OH 43558

Q61-400-180303005000

Q61-400-180303004000

Q61-400-180303003000

Q61-400-180303002000

Q61-400-180303001000

These are all the parcels surrounding and abutting the parcels being annexed.

AGREEMENT

THIS AGREEMENT made this 8 day of MARCH, 2001 by and between the City of Perrysburg, a municipal corporation, 201 West Indiana Avenue, Perrysburg, Ohio, (hereafter "City") and Perrysburg Township, 26609 Lime City Road, Perrysburg, Ohio (hereafter "Township").

WITNESSETH:

WHEREAS, the City and the Township believe that a binding agreement dealing with the issues of protection of revenue sources, provision of water and sanitary sewer services and annexation need to be entered by the parties, and

WHEREAS, the City and the Township believe that an enforceable agreement dealing with these issues is in the interest of both parties, and

WHEREAS, such agreement will protect both entities revenue sources, protect portions of the Township from annexation pursuant to the extension of water and sanitary sewer services, help to control development sprawl, and be in the best interests of the health, safety and welfare of both their residents;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Annexation. The City agrees that it will not enforce any annexation covenant nor enforce any future pre-annexation agreements/covenants or restrictive deed covenants executed as a condition of the extension of water or sanitary sewer services

beyond the city limits of Perrysburg within the territory graphically shown on "Exhibit A" in blue attached hereto and made a part hereof during the term of this contract unless there is a judicial determination that this agreement has been materially breached by Perrysburg Township, or unless this agreement becomes null and void in accordance with the terms of paragraph 7 below. The parties agree that the Wood County Court of Common Pleas shall have jurisdiction for all matters relating to the interpretation of this agreement, including whether this agreement has been materially breached. For purposes of this agreement, material breach is defined as the failure without legal excuse to perform any promise which forms a whole or a part of this agreement.

It is further agreed that in the event the Wood County Common Pleas Courts declines to accept jurisdiction, either party may request and submit the question of material breach by either the Township or the City to a single arbitrator selected through the auspices of the American Arbitration Association. It is understood that whichever party is found to have materially breached this agreement shall pay the costs of the arbitration and the reasonable attorney fees.

It is further understood by the parties that voluntary annexations within the area shown graphically in blue on "Exhibit A" will be permitted. The City agrees that it will review the annexation policy it adopted on March 2, 1999, and revise it to reflect and be subject to the terms of this agreement. It is understood that the City may continue to annex outside the

territory shown graphically in blue on Exhibit "A" without interference by the Township.

2. Lawsuits. The City agrees not to appeal the Judgment Entries rendered in the Wood County Common Pleas Court in the cases titled Perrysburg v Horvath, et al (98-CV-426) and Perrysburg v Cichocki, et al (99-CV-375).

3. Perrysburg's Provision of Water and Sanitary Sewer Services.

The Township recognizes and agrees that the City shall be the sole supplier of sanitary sewer treatment services within the Sanitary Sewer service area graphically shown in yellow on Exhibit "B" and the sole supplier of the water service within the area graphically shown in pink on "Exhibit C". To that end, the Township will not (a) fund or promote, either directly or indirectly, any system or facilities that would remove any water and/or sanitary customers from the City service areas or (b) support or fund any change of the FPA areas currently in place without the consent of the City. That portion of the SS 400 District, graphically shown as blue on Exhibit "B" will not be contested nor served by the City of Perrysburg.

4. Water and Sanitary Sewer Surcharges.

(a) **Sanitary Sewer Rates.** The sanitary sewer rate charged to customers outside the City shall be no more than one hundred twenty-five percent (125%) of the inside rate for the year 2001, and thereafter until the end of the term of the contract.

(b) Water Rates. The water rate charged to customers outside the City shall be no more than one hundred fifteen percent (115%) of the inside rate for the year 2001, and thereafter until the end of the term of the contract.

5. Revenue Sharing. On any land that is annexed to the City from the effective date of this Agreement, the City shall share all non-residential real estate tax revenues in the same manner and on the same basis as the contract between the City and Township dated March 7, 2000 dealing with the land in Levis Industrial Park. The Township shall support the City's commercial growth on State Route 25 and the City shall support the Township's commercial growth on U.S. Route 20. Both parties will work together to create an interchange at Five Points Road and Interstate Route 75, with the West half in the City and the East half in the Township. Further, the parties will explore the creation of a revenue sharing JEDD for this area.

6. Fire Protection. The parties agree that the Township shall lease on a triple net basis for the term of this Agreement to the City, upon the City's request, the fire station located on Fort Meigs Road and such equipment as is agreed upon by the parties at a cost of One Dollar (\$1.00) per year. In the event the City desires to lease said fire station and equipment, it shall give the Township notice, in writing, six (6) months prior to the effective date of the lease. Provided, however, such lease shall not be

terminated so long as there has not been a judicial determination that this Agreement has been materially breached by the City. The City, by the terms of this lease, agrees to maintain the building and equipment, replacing equipment with its own as it believes needed, and to provide the fire and EMT protection to all Township areas graphically shown on Exhibit "D". The City shall direct the fire fighting efforts from this station in such manner as it determines. The station and training facilities will remain in the Township with full usage available to both departments as in the past on a cooperative basis. Dispatching and other details shall be worked out by the respective Fire Chiefs.

7. Additional Contingencies. This Agreement shall be immediately null and void in the event of the occurrence of any one of the following:

(a) The failure of the Northwestern Ohio Regional Water and Sewer District, by April 14, 2002, to permanently reverse the flow of the pump station located at U.S. Route 20 and Holiday Lane and therefore become tributary to the City's wastewater treatment system.

(b) The removal of the Ford Road pump station sanitary sewer flows from the City's wastewater treatment system to any other wastewater treatment system.

(c) The removal of any current or potential City water and sanitary sewer customers in the areas described graphically in Exhibits "B" and "C" through action by either the Township or the Northwestern Regional Water and Sewer District without the consent of the City. Provided, however, in the event of a breach of this subsection (c) the Township will be given thirty (30) days written notice to cure said breach. In the event that no cure is made within the thirty (30) day time period, then the agreement will be immediately null and void.

8. Consent to Injunction. Should either party attempt, during the term of this Agreement, to breach any of the material terms of this Agreement, they hereby give their consent to an injunction being entered against them by a court of proper jurisdiction and, if found to have breached the Agreement, consent to liquidated damages of One Thousand Dollars (\$1,000.00) per day until the breach is cured.

9. Term. The term of this Agreement shall be ninety-nine (99) years beginning March 6, 2001. Each of the terms in this Agreement are contingent on each other and the failure of any one term shall make the entire Agreement null and void.

CITY OF PERRYSBURG

By: Andy G. Walbrook  
Mayor

By: David W. Gye  
Director of Finance

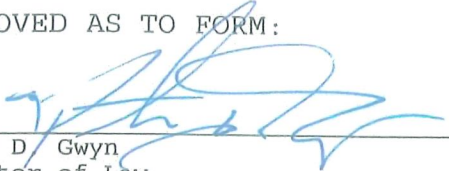
PERRYSBURG TOWNSHIP

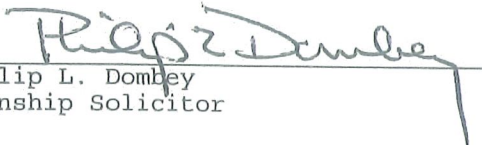
By: Bill Miller  
Trustee

By: Nathan Hagemister  
Trustee


By: Richard Dutton  
Trustee

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter D. Gwyn  
Director of Law

  
\_\_\_\_\_  
Philip L. Dombey  
Township Solicitor

Agm-pbtw.9  
3/7/01

**CERTIFIED TRUE COPY  
OF AN ORIGINAL DOCUMENT**  
SIGNED   
DATE Dec. 17, 2025

A G R E E M E N T

THIS AGREEMENT made this 7<sup>th</sup> day of MARCH, 2000  
by and between the City of Perrysburg, a municipal corporation, 201  
West Indiana Avenue, Perrysburg, Ohio (hereafter "City") and  
Perrysburg Township, an Ohio Township, 26609 Lime City Road,  
Perrysburg, Ohio (hereafter "Township").

WITNESSETH:

WHEREAS, the owners of the real estate described in Exhibit  
"A" attached hereto and hereafter referred to as the "site" have  
indicated that they wish to annex the site to the City of  
Perrysburg, and

WHEREAS, the site is presently located in Perrysburg Township,  
and consists of developed and undeveloped commercial and industrial  
property consisting of approximately 393 acres, and

WHEREAS, the parties recognize that Perrysburg Township will  
lose revenue from real estate taxes if the site is annexed to the  
City, and

WHEREAS, the parties wish to prevent the Township from losing  
revenue from the annexation;

NOW, THEREFORE, in consideration of the mutual promises  
contained herein the parties agree as follows:

1. Annexation of Site.

The parties agree that City will attempt to have the Site  
annexed at the earliest possible opportunity. The Township agrees  
that it will not oppose such annexation.

**2. Revenue Sharing.**

Upon the annexation of the Site, the City shall semi-annually pay to the Township within thirty (30) days receipt of said distributions, a sum equal to the net real estate taxes collected by the City from the site for City purposes less any amounts collected for the Way Public Library. It is understood that the parties contemplate these payments to continue in perpetuity.

**3. Additional Development on Site.**

It is understood by the parties that the Site may be further developed by additional industrial and commercial buildings. The parties agree that the City shall pay the Township all such real estate tax collected by the city on the basis set forth in paragraph 2.

**4. Tax Abatement.**

The Township agrees that the City shall have, without restriction, the right to offer tax abatement through an enterprise zone, Community Reinvestment Area, or other tax abatement program. It is further understood that during the period of the tax abatement there will be no tax sharing of the abated tax on the property to which the abatement applies.

**5. Binding Effect.**

This agreement shall be binding upon and inure to the benefit of the City and Township, their successors and assigns.

**6. Partial Invalidity.**

In the event any clause, term or condition of this Agreement shall be determined to be illegal or unenforceable under any applicable law, this Agreement shall remain in full force and

effect as to all other terms, conditions and provisions.

7. Entire Agreement.

This Agreement constitutes the entire agreement of the parties and may be amended or modified only in writing signed by both parties, and all prior agreements or understandings between the parties, either oral or written, are superseded by this Agreement.

IN WITNESS WHEREOF the parties have set forth their hands the day and year first above written.

CITY OF PERRYSBURG

By: *John J. Williams* Mayor

By: *David A. Lynn* Clerk

PERRYSBURG TOWNSHIP

By: *Nathan Hagemister* Trustee

By: *Bill Miller* Trustee

By: *Richard J. Bretter* Trustee

APPROVED AS TO FORM

*Peter D. Gwyn*  
Peter D. Gwyn  
Director of Law

*Philip L. Dombey*  
Philip L. Dombey  
Township Solicitor

agn-lsp

**CERTIFIED TRUE COPY  
OF AN ORIGINAL DOCUMENT**  
SIGNED *Sutton Johnson*  
DATE Dec. 17, 2025

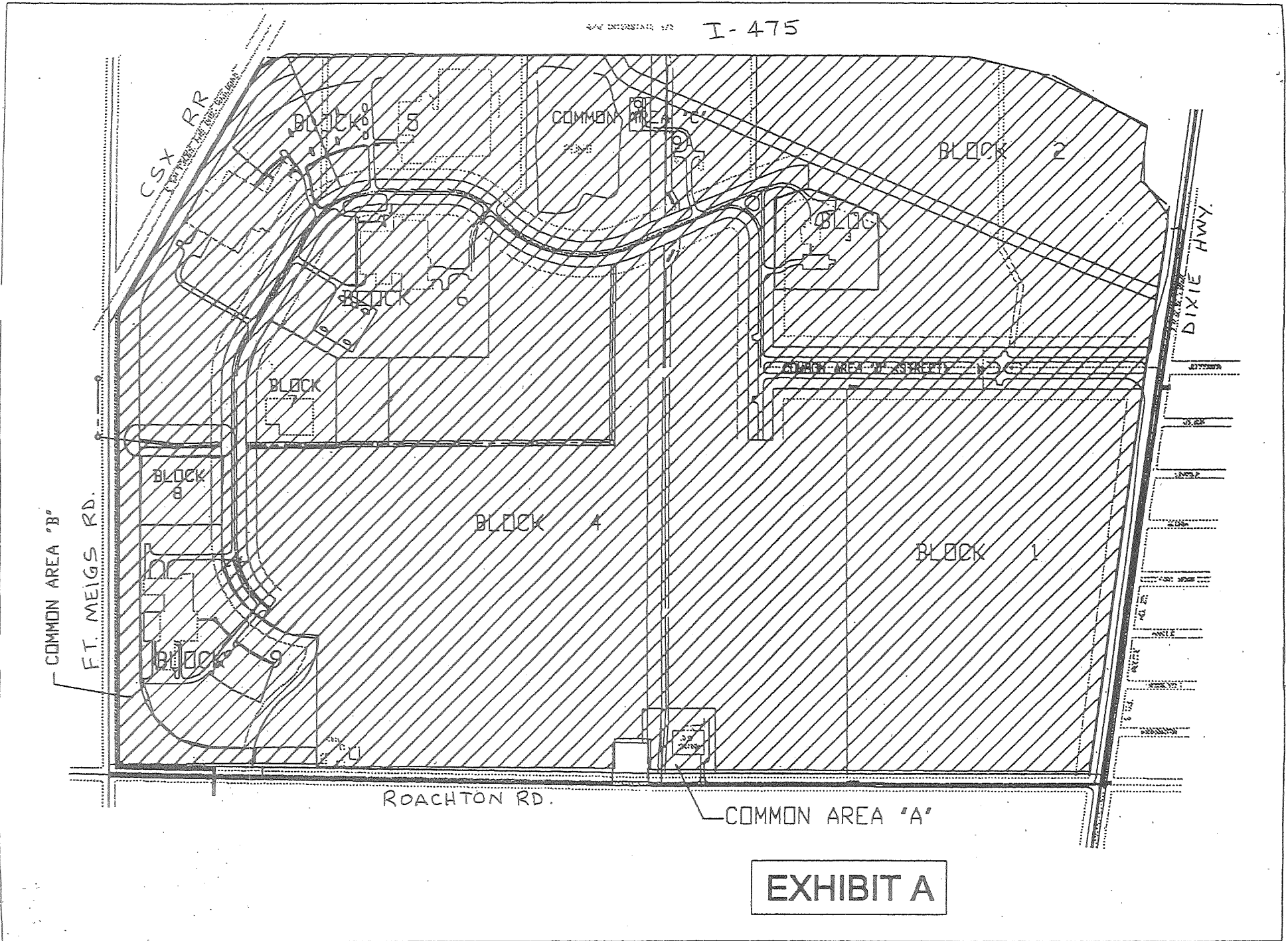
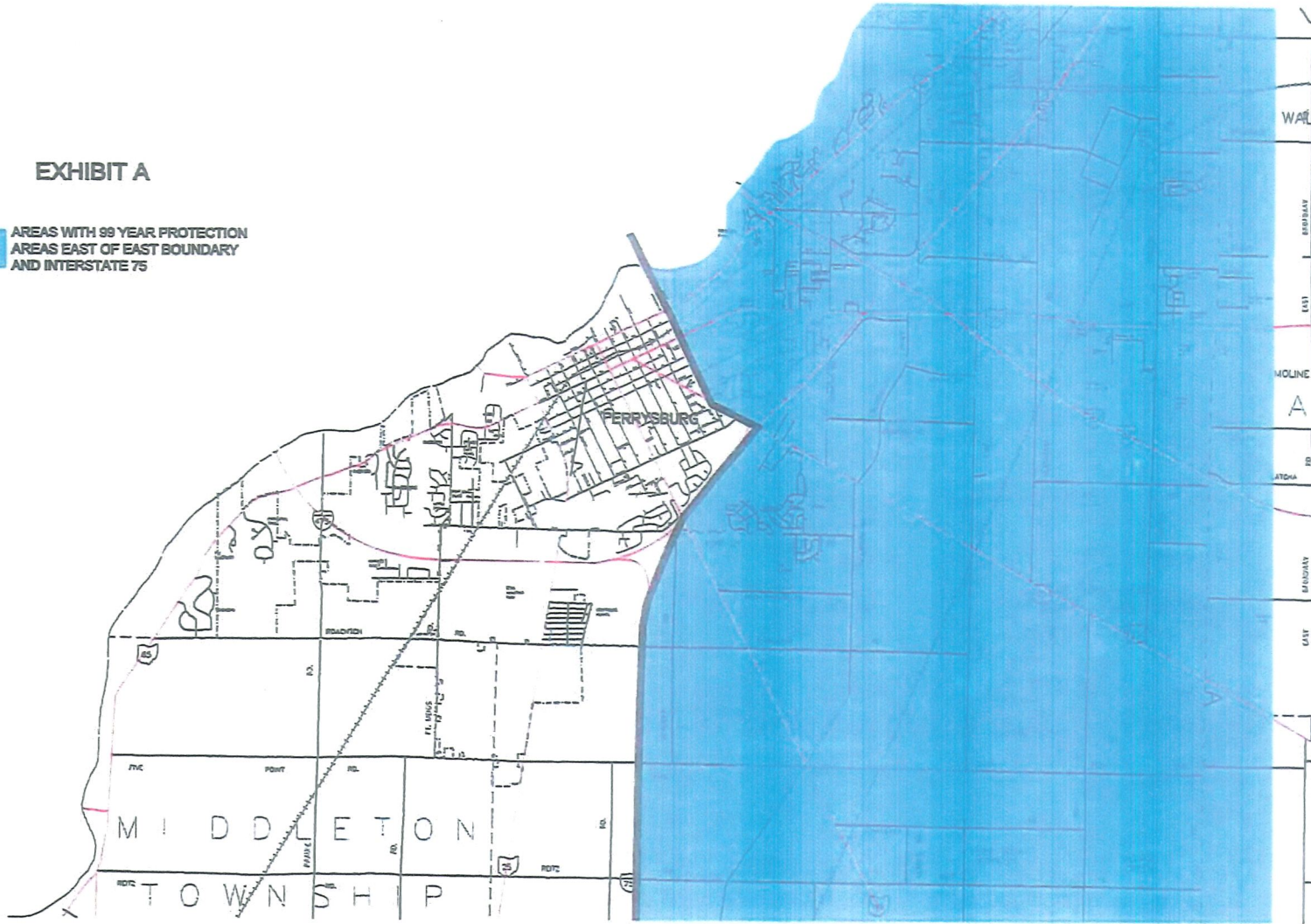


EXHIBIT A







### EXHIBIT A

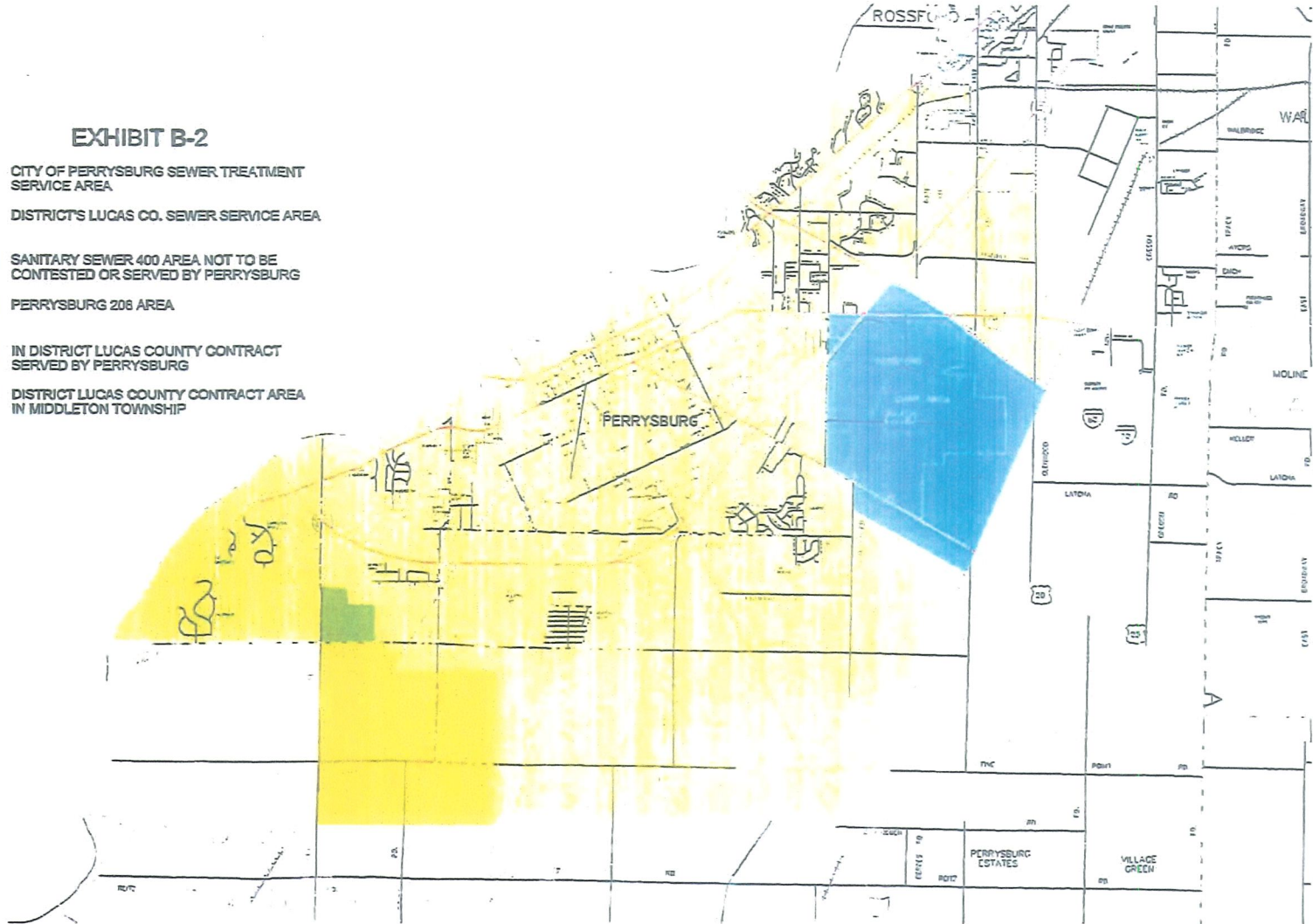
AREAS WITH 99 YEAR PROTECTION  
AREAS EAST OF EAST BOUNDARY  
AND INTERSTATE 75





### EXHIBIT B-2

-  CITY OF PERRYSBURG SEWER TREATMENT SERVICE AREA
-  DISTRICT'S LUCAS CO. SEWER SERVICE AREA
-  SANITARY SEWER 400 AREA NOT TO BE CONTESTED OR SERVED BY PERRYSBURG
-  PERRYSBURG 208 AREA
-  IN DISTRICT LUCAS COUNTY CONTRACT SERVED BY PERRYSBURG
-  DISTRICT LUCAS COUNTY CONTRACT AREA IN MIDDLETON TOWNSHIP



**EXHIBIT C**

 CITY OF PERRYSBURG  
WATER SERVICE AREA

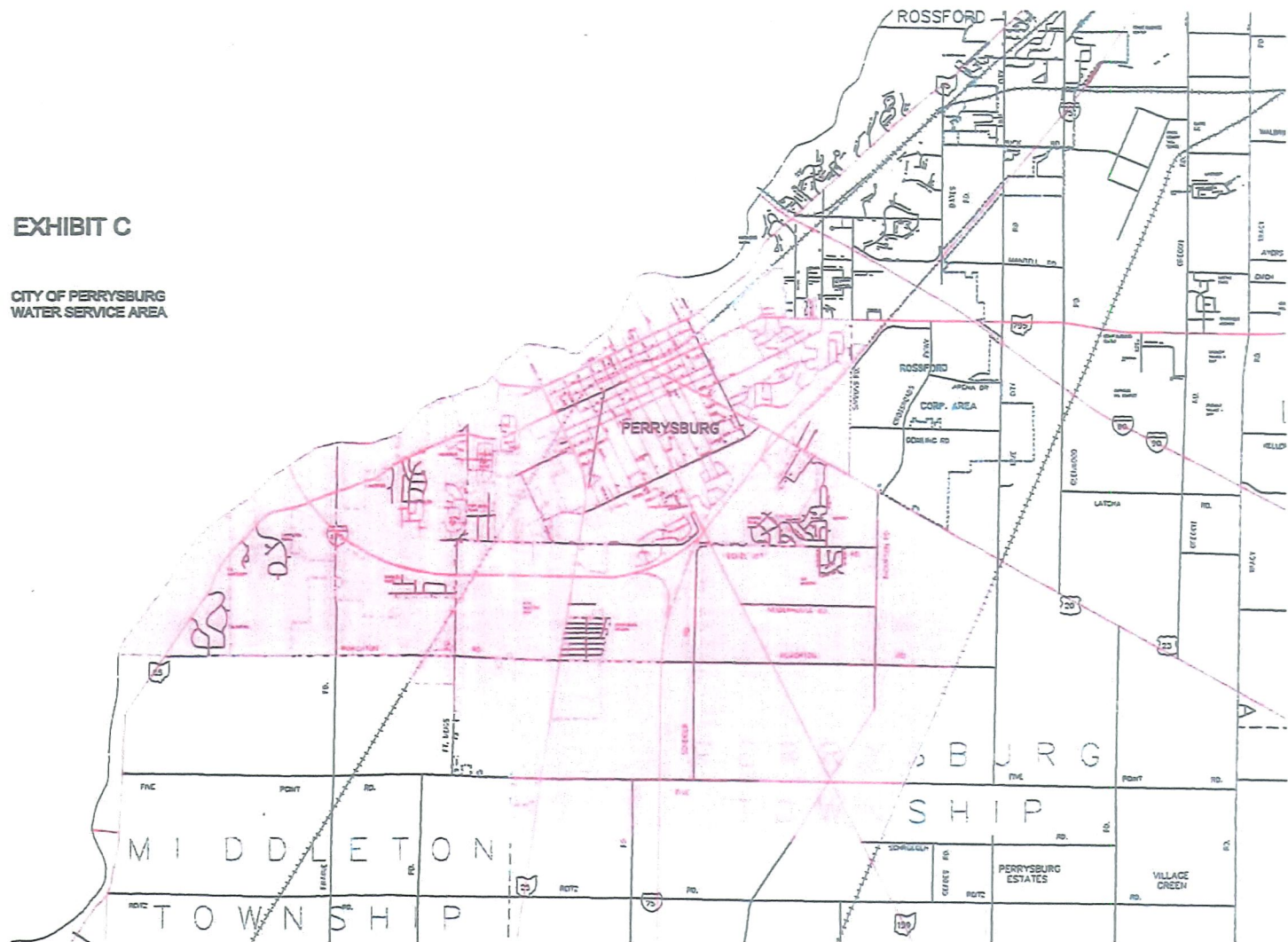
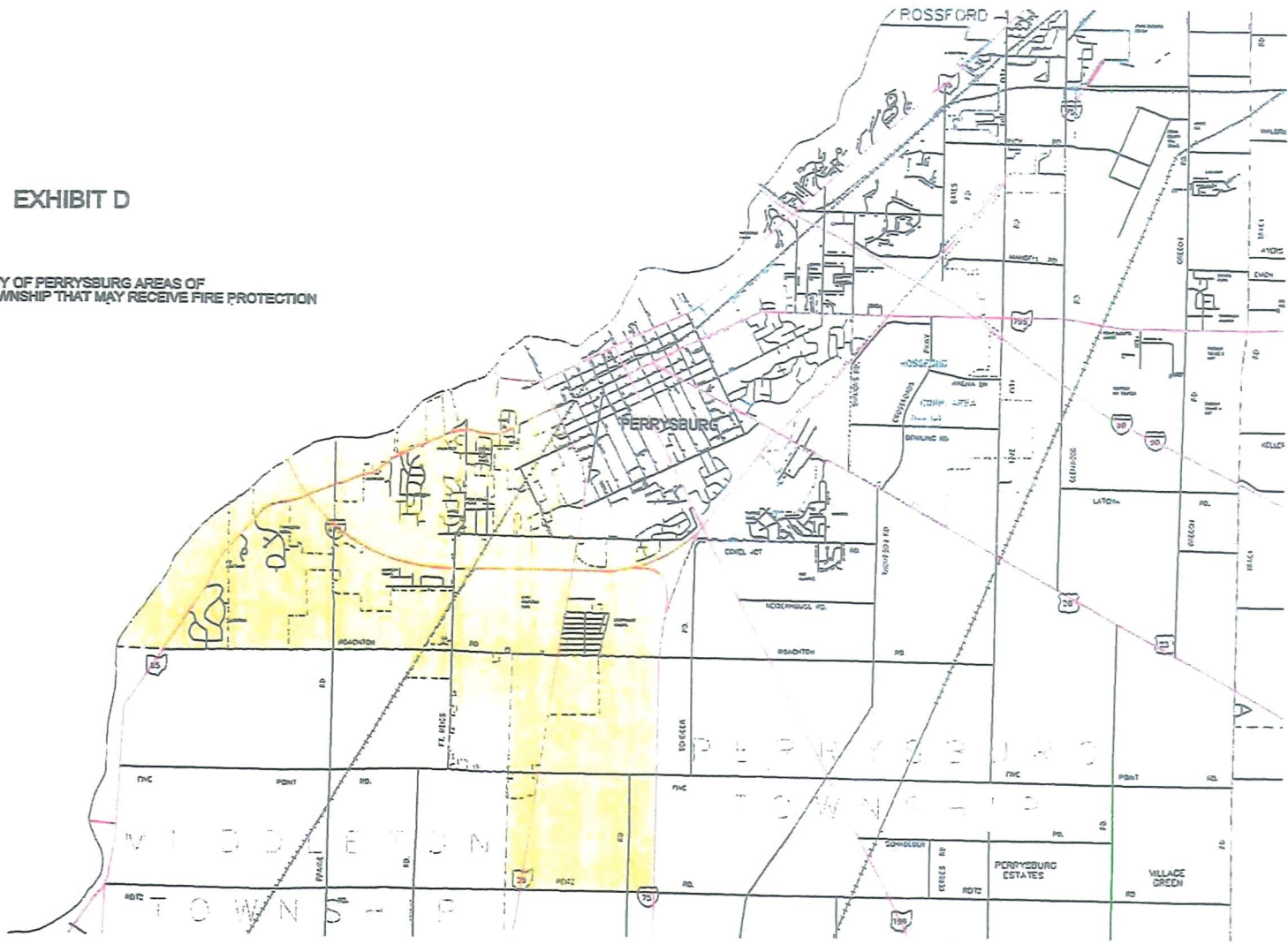
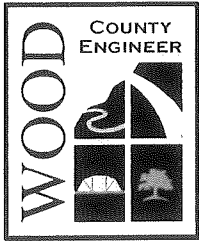


EXHIBIT D

 CITY OF PERRYSBURG AREAS OF TOWNSHIP THAT MAY RECEIVE FIRE PROTECTION





# Office of the Wood County Engineer

John M. Musteric, P.E., P.S.

One Courthouse Square  
Bowling Green, OH 43402-2431  
419-354-9060 (o)  
419-354-1409 (f)  
engineer.co.wood.oh.us

March 23, 2026

Board of Wood County Commissioners  
One Courthouse Square  
Bowling Green, OH 43402

Re: Annexation to the City of Perrysburg from Perrysburg Township,  
0.211 Acres, Lots 695, 696, 697 and Part of Lincoln Boulevard, Perrysburg  
Heights Subdivision, Section 18,  
T4, USR, Perrysburg Township,  
Perrysburg Lincoln Properties, LLC, Owner  
Steven Best, Agent

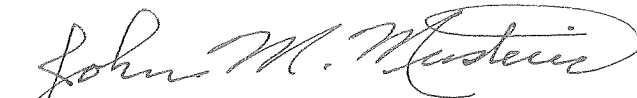
Dear Commissioners:

Regarding the above-mentioned annexation petition filed on March 6, 2026, being part of Perrysburg Township, Wood County, Ohio, please be advised as follows:

We received the petition for annexation on March 20, 2026. We have reviewed the drawing and the legal description of the proposed annexation and do hereby approve the drawing and legal description for purposes of annexation only, per ORC 709.031.

If you should have any questions concerning the above matter, please feel free to contact this office.

Respectfully submitted,

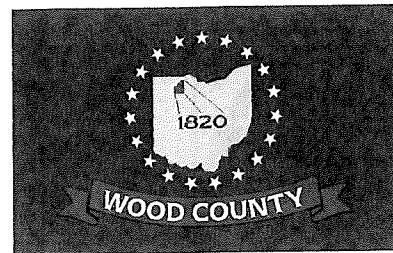
  
John M. Musteric, P.E., P.S.  
Wood County Engineer

JMM/mw

c: Perrysburg Lincoln Properties, LLC, to the City of Perrysburg Annexation File  
Perrysburg Township File

# Board of County Commissioners

Craig LaHote    Dr. Theodore H. Bowlus    Doris I. Herringshaw, Ed.D.



March 18, 2026

The Honorable John M. Musteric, P.E., P.S.  
Wood County Engineer  
One Courthouse Square  
Bowling Green, Ohio 43402

RE: Perrysburg Township to the City of Perrysburg Annexation Petition #26-1

Dear Engineer Musteric,

Enclosed is a copy of an Expedited Type 1 annexation petition, including the map and legal description, of territory in Perrysburg Township, requested to be annexed to the City of Perrysburg by Steven Best, agent, Perrysburg Lincoln Properties LLC, petitioner.

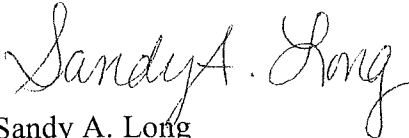
*In accordance with the provisions of Ohio Revised Code §709.022(A)... "Upon the receipt of the petition and the applicable agreement, the board of county commissioners, at the board's next regular session, shall enter upon its journal a resolution granting the annexation, without holding a hearing."*

I am requesting your review as to the accuracy of the legal description of the perimeter and map and ask that you advise this office in writing of your findings and/or comments as soon as possible.

Thank you for your attention to this matter.

Sincerely,

BY ORDER OF THE BOARD OF COUNTY  
COMMISSIONERS, WOOD COUNTY, OHIO

  
Sandy A. Long  
Clerk of the Board

sal  
Enclosure  
xc: Board of County Commissioners

S:\Clerk\Annexations\Exp Type 1\#26-1 Perrysburg Lincoln Prop.- Perrysburg\Engineer request review 2.docx

One Courthouse Square • Bowling Green, Ohio 43402 • phone 419-354-9100 or 1-866-860-4140 ext. 9100  
fax 419-354-1522 • www.woodcountyohio.gov • commissioners@woodcountyohio.gov

**RESOLUTION NO. 26-00349**

In the matter of acknowledging receipt of an ) County Commissioners' Office,  
Expedited Type 1 annexation petition for ) Wood County, Ohio  
territory located in Perrysburg Township ) March 24, 2026  
requested to be annexed to the City of )  
Perrysburg, Perrysburg Lincoln Properties, )  
LLC, petitioner (#26-1) )

*WHEREAS*, the Clerk of the Board of County Commissioners is in receipt of an Expedited Type 1 annexation petition submitted by Steven K. Best, agent, on behalf of Perrysburg Lincoln Properties, LLC, petitioner, attached hereto and made a part hereof as if fully rewritten herein; and

*WHEREAS*, pursuant to ORC §709.022(A), the Board of County Commissioners shall grant the petition if all statutory requirements have been met; and

*WHEREAS*, having considered all evidence presented with reference thereto and being fully advised, the said Board finds that:

1. Petition requests that Board of County Commissioners conduct annexation proceedings pursuant to ORC §709.021(A) and §709.022(A).
2. Petition includes signatures of a majority of the owners of real estate in the territory proposed for annexation (ORC §709.02(B)(1)).
3. Each signature includes a date it was obtained, and no signature was obtained more than 180 days before petition was filed (ORC §709.02(C)(1)).
4. Petition includes an accurate legal description of perimeter and an accurate map or plat of the territory proposed for annexation (ORC §709.02(C)(2)).
5. Petition includes name of person to act as agent for the petitioners (ORC §709.02(C)(3)).
6. A list of all tracts, lots, or parcels in the territory proposed for annexation and adjacent territory that includes name of owner, mailing address and permanent parcel number was submitted with petition (ORC §709.02(D)).
7. Real Estate is contiguous to municipality to which annexation is proposed (ORC §709.021 (A)).
8. Petition includes statutory disclosure statement in bold face, capital letters regarding waiver of appeal rights (ORC §709.022(B)).
9. Petition was accompanied by a certified copy of either an annexation agreement or a cooperative economic development agreement (ORC §709.022(A)).

now; therefore, be it

RESOLVED, by the Board of County Commissioners of Wood County, Ohio, that it be and is hereby ordered that the prayer of the Expedited Type 1 annexation petition attached hereto and made a part thereof, for territory located in Perrysburg Township requested to be annexed to the City of Perrysburg by Steven K. Best, agent, on behalf of Perrysburg Lincoln Properties, LLC, petitioner, be approved.

Commissioner Bowlus moved and Commissioner LaHote seconded the resolution and the roll being called on its adoption, the vote resulted as follows:

CRAIG LAHOTE	<u>yes</u>	<u>Craig LaHote</u>
DR. THEODORE H. BOWLUS	<u>yes</u>	<u>Dr. H. Bowlus</u>
DORIS I. HERRINGSHAW, Ed.D.	<u>yes</u>	<u>Doris I. Herringshaw</u> Board of County Commissioners, Wood County, Ohio

Attest: Sandy A. Long  
Clerk of said Board

sal  
Attachment  
xc: Steven K. Best, 5575 Eagle Trace Drive, Sylvania, Ohio 43560  
John Musteric, Wood County Engineer  
Wood County Auditor – Beth Fritz  
File

I hereby certify that the foregoing is a true and exact copy of Resolution No. 26-00349 duly passed by the Board of County Commissioners, Wood County, Ohio, at its meeting on March 24, 2026  
Sandy A. Long  
Clerk of the Board

**PETITION FOR ANNEXATION – EXPEDITED TYPE 1**

We, the undersigned, being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Perrysburg of Perrysburg Wood County, Ohio, being filed under Sections 709.021(A) & 709.022(A) of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description\* of the perimeter of the territory sought to be annexed, marked as Exhibit "A".

The described territory is contiguous with the City of Perrysburg, Ohio. (City/Village) (Name of City/Village)

Petitioners have attached hereto and made a part of this petition, an accurate map\* or plat of the territory sought to be annexed, marked Exhibit "B".

Steven K. Best Member is hereby appointed agent for the (Name) (Title)

undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refile, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

[Signature]  
Signature of Agent  
Steven K Best, Agent / Member  
PERRYSBURG LINCOLN PROPERTIES LLC  
Typed or printed name of agent  
5575 Eagle Trace Drive  
Address  
Sylvania, OH 43560  
419-344-7355  
Phone Number/Fax Number  
stevebest5938@yahoo.com  
Email Address (if applicable)

\* No larger than 8 1/2" x 14"  
Return original to: Board of County Commissioners, One Courthouse Square, Bowling Green, Ohio 43402  
Annex Petition - Expedited Type 1 BLANK.doc  
Page 1

**"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR IN EQUITY."**

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS

DATE

PERRYBURG LINCOLN PROPERTIES LLC

5575 Eagle Trace Drive

3/18/2026

By its agent: Steven K Best, Member

Sylvania, OH 43560

*SK Best, Member*

## PROPOSED ANNEXATION TO THE CITY OF PERRYSBURG

1. A parcel of land being all of Lots 695, 696, and 697 in Perrysburg Heights, as recorded in Volume 8, Pages 7 and 10, Wood County Plat Records, and also part of the adjoining highways to said Lots, all in Perrysburg Township, Wood County, Ohio.
2. Commencing at the intersection of the centerline of State Route 25 (also known as Dixie Highway) with the centerline of Roachton Road, as it now exists, said point of intersection being marked with a found monument box;
3. thence in a northerly direction along said centerline of State Route 25 (also known as Dixie Highway), having an assumed bearing of North seven (07) degrees, fifty-six (56) minutes, one (01) second East, a distance of one thousand five hundred twenty-four and zero hundredths (1,524.00') feet to the intersection of the centerline of Lincoln Boulevard;
4. thence South eighty-nine (89) degrees, fifty-six (56) minutes, four (04) seconds East along the centerline of Lincoln Boulevard, a distance of two hundred sixty-four and thirty-nine hundredths (264.39') feet to the intersection of the East line of Lot 698 in Perrysburg Heights extended southerly and also the East existing Corporation line of the City of Perrysburg, said point of intersection also being the **Point of Beginning**;
5. thence North zero (00) degrees, two (02) minutes, fifty-six (56) seconds West along the East line of Lot 698 in Perrysburg Heights extended southerly, and also along the East line of Lot 698 in Perrysburg Heights and also the East existing Corporation line of the City of Perrysburg, passing through a found iron rod at a distance of twenty and zero hundredths (20.00') feet, a total distance of one hundred twenty-two and eighty-one hundredths (122.81') feet to the intersection of the South line of Lot 650 in Perrysburg Heights and also the South existing Corporation line of the City of Perrysburg, said point of intersection being marked with a found iron rod;
6. thence South eighty-nine (89) degrees, fifty-seven (57) minutes, twenty-two (22) seconds East along the South line of Lot 650, Lot 651 and Lot 652 in Perrysburg Heights and also along the South existing Corporation line of the City of Perrysburg, a distance of seventy-four and ninety-nine hundredths (74.99') feet to the intersection of the West line of Lot 694 in Perrysburg Heights, said point of intersection being marked with a found iron rod;
7. thence South zero (00) degrees, two (02) minutes, fifty-five (55) seconds East along the West line of Lot 694 in Perrysburg Heights, passing through a found iron rod at a distance of one hundred two and eighty-four hundredths (102.84') feet, a total distance of one hundred twenty-two and eighty-four hundredths (122.84') feet to the intersection of the centerline of Lincoln Boulevard;

8. thence North eighty-nine (89) degrees, fifty-six (56) minutes, four (04) seconds West along the centerline of Lincoln Boulevard, a distance of seventy-four and ninety-nine hundredths (74.99') feet to the **Point of Beginning**.
9. Said parcel of land containing an area of 9,210 square feet, or 0.211 acres of land, more, or less. Being all within Parcel Numbers P60-400-180302021000, P60-400-180302022000, and P60-400-180302023000.

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

Said parcel of land having a present road occupied area of 1,500 square feet or 0.034 acres of land, more or less.

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

The above description is based on a survey performed under my supervision during December 2025.

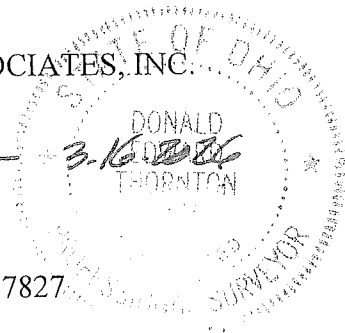
Prior Deed Reference is Instrument Number 202513985 Wood County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.



D. Edward Thornton, P. S.  
Professional Surveyor No. 7827



Parcels surrounding the subject parcels being annexed into the City of Perrysburg:

Adjoining parcel on Lincoln Street: (right of the subject properties)

P60-400-180405020000

HUMMEL JON C & HUMMEL MARTHA R

505 ELM ST

PERRYSBURG OH 43551

Adjoining Parcel to the north on Lincoln Street: (left of the subject properties)

Q61-400-180302020000

PERRYSBURG LINCOLN PROPS LLC

c/o Steve Best, Agent/Member

5575 Eagle Trace Drive

Sylvania, OH 43560

Adjoining Parcels to the north: (all owned by PERRYSBURG LINCOLN PROPS LLC)

Q61-400-180302005000

Q61-400-180302004000

Q61-400-180302003000

Q61-400-180302002000

Q61-400-180302001000

Parcels directly across the street on Lincoln Street to the south:

All the following parcels are owned by:

GREEN SWEEP INC  
10720 AIRPORT HWY  
SWANTON OH 43558

Q61-400-180303005000

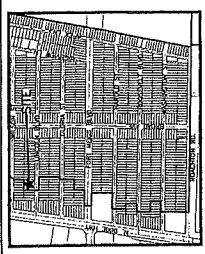
Q61-400-180303004000

Q61-400-180303003000

Q61-400-180303002000

Q61-400-180303001000

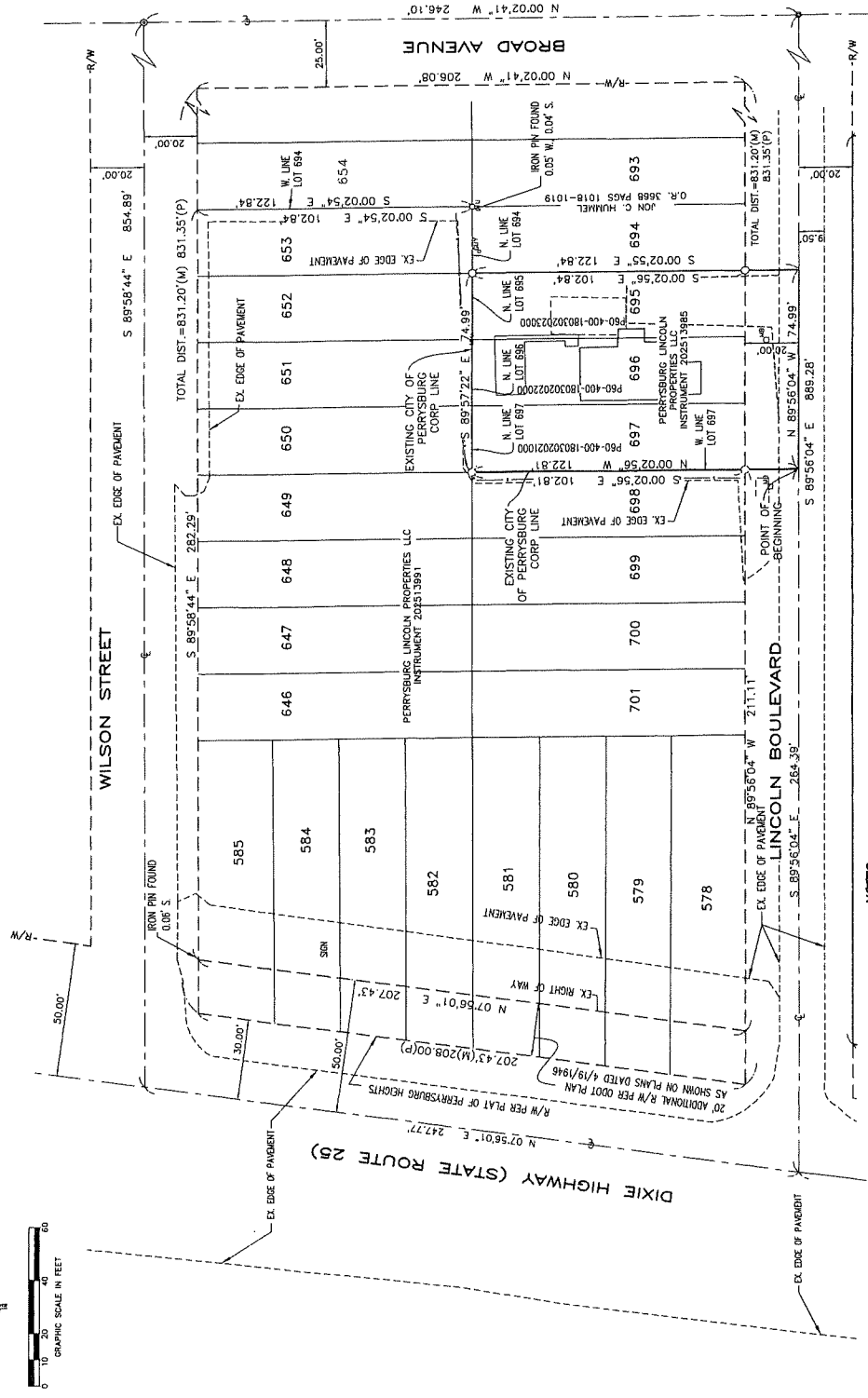
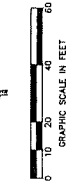
These are all the parcels surrounding and abutting the parcels being annexed.



**ANNEXATION TO THE CITY OF PERRYSBURG**

LOTS 695, 696 AND 697 IN PERRYSBURG HEIGHTS,  
 AS RECORDED IN VOLUME 8, PAGES 7 & 10,  
 WOOD COUNTY PLAT RECORDS,  
 PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING DECEMBER 2025. ALSO THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS" IN THE STATE OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, AND LOCAL REQUIREMENTS. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE FOR THE EXPRESSED PURPOSE OF CALCULATING ANGULAR MEASUREMENTS.



- LEGEND**
- SET CAPPED IRON REBAR
  - FOUND IRON ROD
  - △ FOUND PK NAIL
  - ◇ FOUND RAILROAD SPIKE
  - (M) MEASURED DISTANCE
  - (P) PLATTED DISTANCE

**NOTES**  
 1) CONTIGUOUS BOUNDARY PERCENTAGE WITH THE EXISTING CITY OF PERRYSBURG CORPORATION LINE IS 50%  
**AREA SUMMARY:**  
 TOTAL AREA = 927.0 square feet, or 0.211 acres ±  
 PRESENT RIGHT OF WAY OCCUPIED = 1,300 square feet, or 0.034 acres ±

**NOTES**  
 INTERSECTION OF 6 LANE HIGHWAY WITH THE S. LINE SW 1/4, SEC. 18, FOUND MONUMENT BOX  
**ROACHTON ROAD**  
 (AS IT NOW EXISTS)  
 S. LINE SW 1/4, SEC. 18

SURVEY REFERENCES  
 SURVEY BY JOHN A. BURKIN DATED 1-23-1984 - ENGINEERS OFFICE #PERRYSBURG 329  
 SURVEY BY POGEMEYER DATED 9-02-1986 - ENGINEERS OFFICE #381  
 ANNEXATION TO THE CITY OF PERRYSBURG BY FELLER FINCH 2011  
 ALTA / NSPS LAND TITLE SURVEY BY ESA DATED 11-2022  
 ADDITIONAL RIGHT-OF-WAY OF STATE ROUTE 25 FOR LOTS 578, 579, 580, 581, 582, 583 IS SHOWN ON ODOT RIGHT-OF-WAY PLANS DATED 4/19/1946.

AGREEMENT

THIS AGREEMENT made this 8 day of MARCH, 2001 by and between the City of Perrysburg, a municipal corporation, 201 West Indiana Avenue, Perrysburg, Ohio, (hereafter "City") and Perrysburg Township, 26609 Lime City Road, Perrysburg, Ohio (hereafter "Township").

WITNESSETH:

WHEREAS, the City and the Township believe that a binding agreement dealing with the issues of protection of revenue sources, provision of water and sanitary sewer services and annexation need to be entered by the parties, and

WHEREAS, the City and the Township believe that an enforceable agreement dealing with these issues is in the interest of both parties, and

WHEREAS, such agreement will protect both entities revenue sources, protect portions of the Township from annexation pursuant to the extension of water and sanitary sewer services, help to control development sprawl, and be in the best interests of the health, safety and welfare of both their residents;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Annexation. The City agrees that it will not enforce any annexation covenant nor enforce any future pre-annexation agreements/covenants or restrictive deed covenants executed as a condition of the extension of water or sanitary sewer services

beyond the city limits of Perrysburg within the territory graphically shown on "Exhibit A" in blue attached hereto and made a part hereof during the term of this contract unless there is a judicial determination that this agreement has been materially breached by Perrysburg Township, or unless this agreement becomes null and void in accordance with the terms of paragraph 7 below. The parties agree that the Wood County Court of Common Pleas shall have jurisdiction for all matters relating to the interpretation of this agreement, including whether this agreement has been materially breached. For purposes of this agreement, material breach is defined as the failure without legal excuse to perform any promise which forms a whole or a part of this agreement.

It is further agreed that in the event the Wood County Common Pleas Courts declines to accept jurisdiction, either party may request and submit the question of material breach by either the Township or the City to a single arbitrator selected through the auspices of the American Arbitration Association. It is understood that whichever party is found to have materially breached this agreement shall pay the costs of the arbitration and the reasonable attorney fees.

It is further understood by the parties that voluntary annexations within the area shown graphically in blue on "Exhibit A" will be permitted. The City agrees that it will review the annexation policy it adopted on March 2, 1999, and revise it to reflect and be subject to the terms of this agreement. It is understood that the City may continue to annex outside the

territory shown graphically in blue on Exhibit "A" without interference by the Township.

2. Lawsuits. The City agrees not to appeal the Judgment Entries rendered in the Wood County Common Pleas Court in the cases titled Perrysburg v Horvath, et al (98-CV-426) and Perrysburg v Cichocki, et al (99-CV-375).

3. Perrysburg's Provision of Water and Sanitary Sewer Services.

The Township recognizes and agrees that the City shall be the sole supplier of sanitary sewer treatment services within the Sanitary Sewer service area graphically shown in yellow on Exhibit "B" and the sole supplier of the water service within the area graphically shown in pink on "Exhibit C". To that end, the Township will not (a) fund or promote, either directly or indirectly, any system or facilities that would remove any water and/or sanitary customers from the City service areas or (b) support or fund any change of the FPA areas currently in place without the consent of the City. That portion of the SS 400 District, graphically shown as blue on Exhibit "B" will not be contested nor served by the City of Perrysburg.

4. Water and Sanitary Sewer Surcharges.

(a) Sanitary Sewer Rates. The sanitary sewer rate charged to customers outside the City shall be no more than one hundred twenty-five percent (125%) of the inside rate for the year 2001, and thereafter until the end of the term of the contract.

(b) Water Rates. The water rate charged to customers outside the City shall be no more than one hundred fifteen percent (115%) of the inside rate for the year 2001, and thereafter until the end of the term of the contract.

5. Revenue Sharing. On any land that is annexed to the City from the effective date of this Agreement, the City shall share all non-residential real estate tax revenues in the same manner and on the same basis as the contract between the City and Township dated March 7, 2000 dealing with the land in Levis Industrial Park. The Township shall support the City's commercial growth on State Route 25 and the City shall support the Township's commercial growth on U.S. Route 20. Both parties will work together to create an interchange at Five Points Road and Interstate Route 75, with the West half in the City and the East half in the Township. Further, the parties will explore the creation of a revenue sharing JEDD for this area.

6. Fire Protection. The parties agree that the Township shall lease on a triple net basis for the term of this Agreement to the City, upon the City's request, the fire station located on Fort Meigs Road and such equipment as is agreed upon by the parties at a cost of One Dollar (\$1.00) per year. In the event the City desires to lease said fire station and equipment, it shall give the Township notice, in writing, six (6) months prior to the effective date of the lease. Provided, however, such lease shall not be

terminated so long as there has not been a judicial determination that this Agreement has been materially breached by the City. The City, by the terms of this lease, agrees to maintain the building and equipment, replacing equipment with its own as it believes needed, and to provide the fire and EMT protection to all Township areas graphically shown on Exhibit "D". The City shall direct the fire fighting efforts from this station in such manner as it determines. The station and training facilities will remain in the Township with full usage available to both departments as in the past on a cooperative basis. Dispatching and other details shall be worked out by the respective Fire Chiefs.

7. Additional Contingencies. This Agreement shall be immediately null and void in the event of the occurrence of any one of the following:

(a) The failure of the Northwestern Ohio Regional Water and Sewer District, by April 14, 2002, to permanently reverse the flow of the pump station located at U.S. Route 20 and Holiday Lane and therefore become tributary to the City's wastewater treatment system.

(b) The removal of the Ford Road pump station sanitary sewer flows from the City's wastewater treatment system to any other wastewater treatment system.

(c) The removal of any current or potential City water and sanitary sewer customers in the areas described graphically in Exhibits "B" and "C" through action by either the Township or the Northwestern Regional Water and Sewer District without the consent of the City. Provided, however, in the event of a breach of this subsection (c) the Township will be given thirty (30) days written notice to cure said breach. In the event that no cure is made within the thirty (30) day time period, then the agreement will be immediately null and void.

8. Consent to Injunction. Should either party attempt, during the term of this Agreement, to breach any of the material terms of this Agreement, they hereby give their consent to an injunction being entered against them by a court of proper jurisdiction and, if found to have breached the Agreement, consent to liquidated damages of One Thousand Dollars (\$1,000.00) per day until the breach is cured.

9. Term. The term of this Agreement shall be ninety-nine (99) years beginning March 6, 2001. Each of the terms in this Agreement are contingent on each other and the failure of any one term shall make the entire Agreement null and void.

CITY OF PERRYSBURG

By: Andy G. Walbrook

Mayor

By: David W. Lynn

Director of Finance

PERRYSBURG TOWNSHIP

By: Bill Miller

Trustee

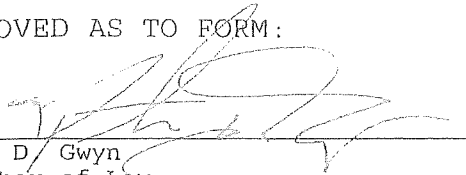
By: Nathan Hagemister


Trustee

By: Richard Smith

Trustee

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter D. Gwyn  
Director of Law

  
\_\_\_\_\_  
Philip L. Dombey  
Township Solicitor

**CERTIFIED TRUE COPY  
OF AN ORIGINAL DOCUMENT**

SIGNED 

DATE Dec. 17, 2025

Agm-pbtw.9  
3/7/01

A G R E E M E N T

THIS AGREEMENT made this 7<sup>th</sup> day of MARCH, 2000 by and between the City of Perrysburg, a municipal corporation, 201 West Indiana Avenue, Perrysburg, Ohio (hereafter "City") and Perrysburg Township, an Ohio Township, 26609 Lime City Road, Perrysburg, Ohio (hereafter "Township").

WITNESSETH:

WHEREAS, the owners of the real estate described in Exhibit "A" attached hereto and hereafter referred to as the "site" have indicated that they wish to annex the site to the City of Perrysburg, and

WHEREAS, the site is presently located in Perrysburg Township, and consists of developed and undeveloped commercial and industrial property consisting of approximately 393 acres, and

WHEREAS, the parties recognize that Perrysburg Township will lose revenue from real estate taxes if the site is annexed to the City, and

WHEREAS, the parties wish to prevent the Township from losing revenue from the annexation;

NOW, THEREFORE, in consideration of the mutual promises contained herein the parties agree as follows:

1. Annexation of Site.

The parties agree that City will attempt to have the Site annexed at the earliest possible opportunity. The Township agrees that it will not oppose such annexation.

## 2. Revenue Sharing.

Upon the annexation of the Site, the City shall semi-annually pay to the Township within thirty (30) days receipt of said distributions, a sum equal to the net real estate taxes collected by the City from the site for City purposes less any amounts collected for the Way Public Library. It is understood that the parties contemplate these payments to continue in perpetuity.

## 3. Additional Development on Site.

It is understood by the parties that the Site may be further developed by additional industrial and commercial buildings. The parties agree that the City shall pay the Township all such real estate tax collected by the city on the basis set forth in paragraph 2.

## 4. Tax Abatement.

The Township agrees that the City shall have, without restriction, the right to offer tax abatement through an enterprise zone, Community Reinvestment Area, or other tax abatement program. It is further understood that during the period of the tax abatement there will be no tax sharing of the abated tax on the property to which the abatement applies.

## 5. Binding Effect.

This agreement shall be binding upon and inure to the benefit of the City and Township, their successors and assigns.

## 6. Partial Invalidity.

In the event any clause, term or condition of this Agreement shall be determined to be illegal or unenforceable under any applicable law, this Agreement shall remain in full force and

effect as to all other terms, conditions and provisions.

7. Entire Agreement.

This Agreement constitutes the entire agreement of the parties and may be amended or modified only in writing signed by both parties, and all prior agreements or understandings between the parties, either oral or written, are superseded by this Agreement.

IN WITNESS WHEREOF the parties have set forth their hands the day and year first above written.

CITY OF PERRYSBURG

By: [Signature]  
Mayor

By: [Signature]  
Clerk

PERRYSBURG TOWNSHIP

By: [Signature]  
Trustee

By: [Signature]  
Trustee

By: [Signature]  
Trustee

APPROVED AS TO FORM

[Signature]  
Peter D. Gwyn  
Director of Law

[Signature]  
Philip L. Gombey  
Township Solicitor

agm-lp

**CERTIFIED TRUE COPY  
OF AN ORIGINAL DOCUMENT  
SIGNED** [Signature]  
**DATE** Dec. 17, 2025

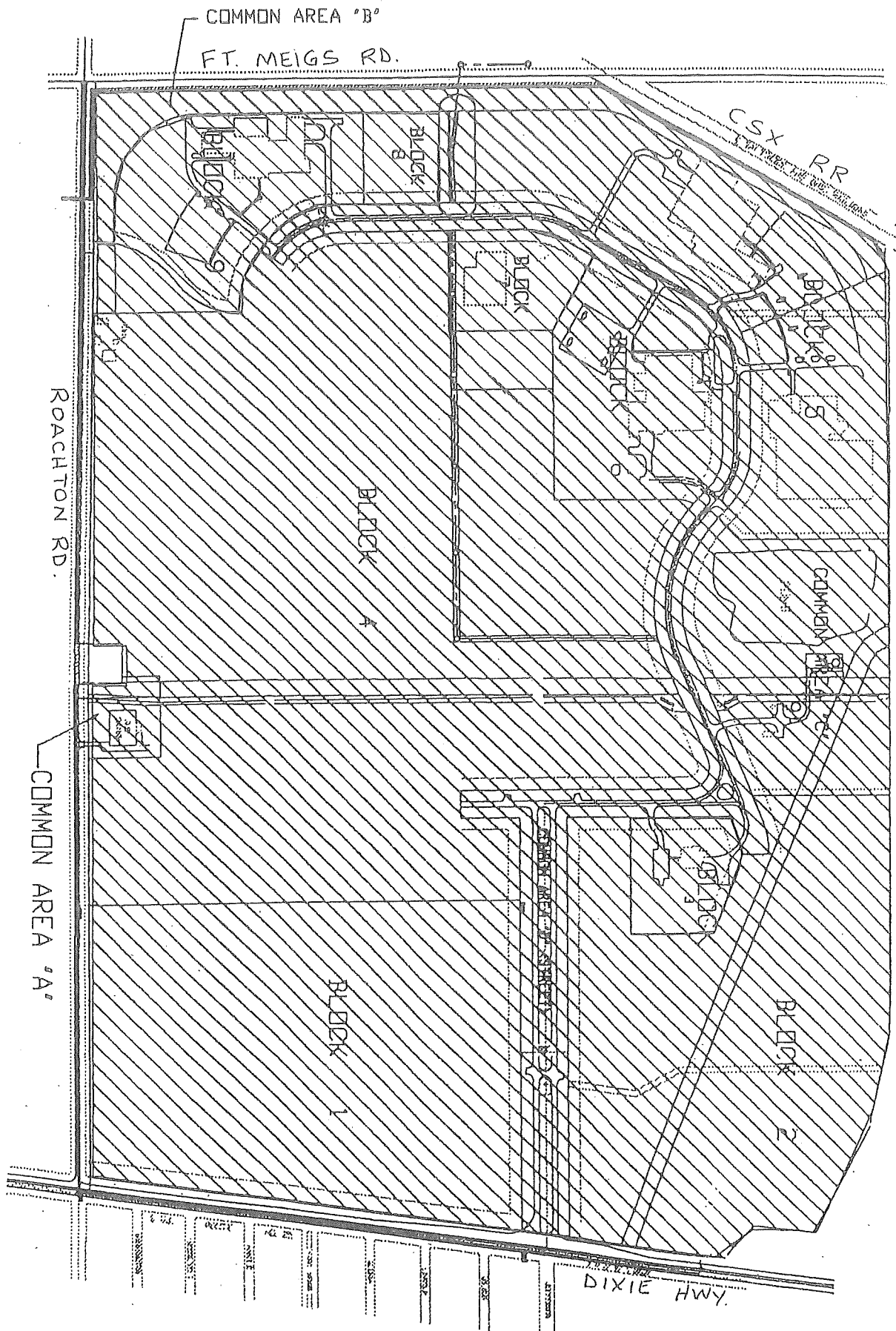


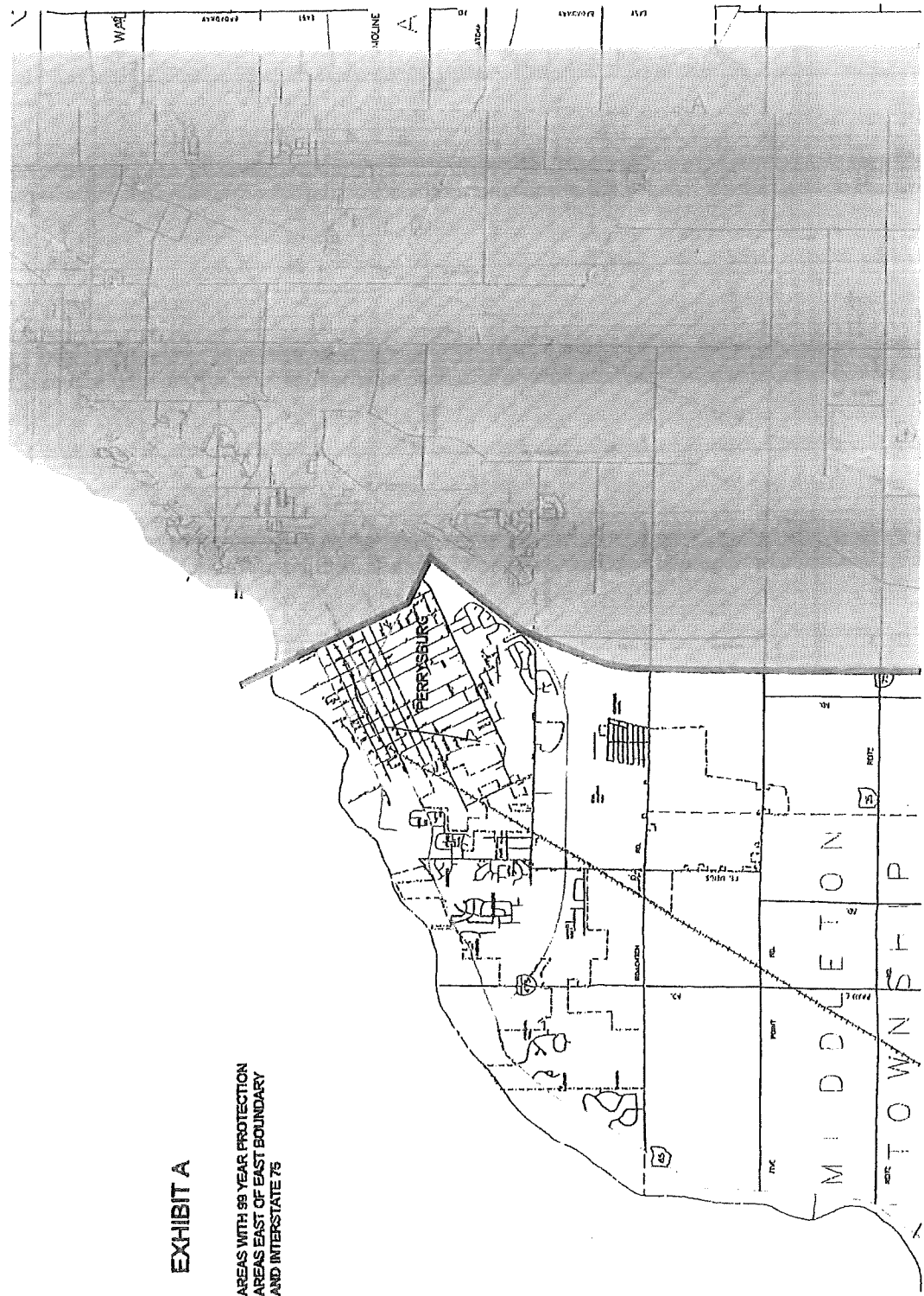
EXHIBIT A

PLAN NUMBER: 10 I-475

52

### EXHIBIT A

AREAS WITH 99 YEAR PROTECTION  
AREAS EAST OF EAST BOUNDARY  
AND INTERSTATE 75

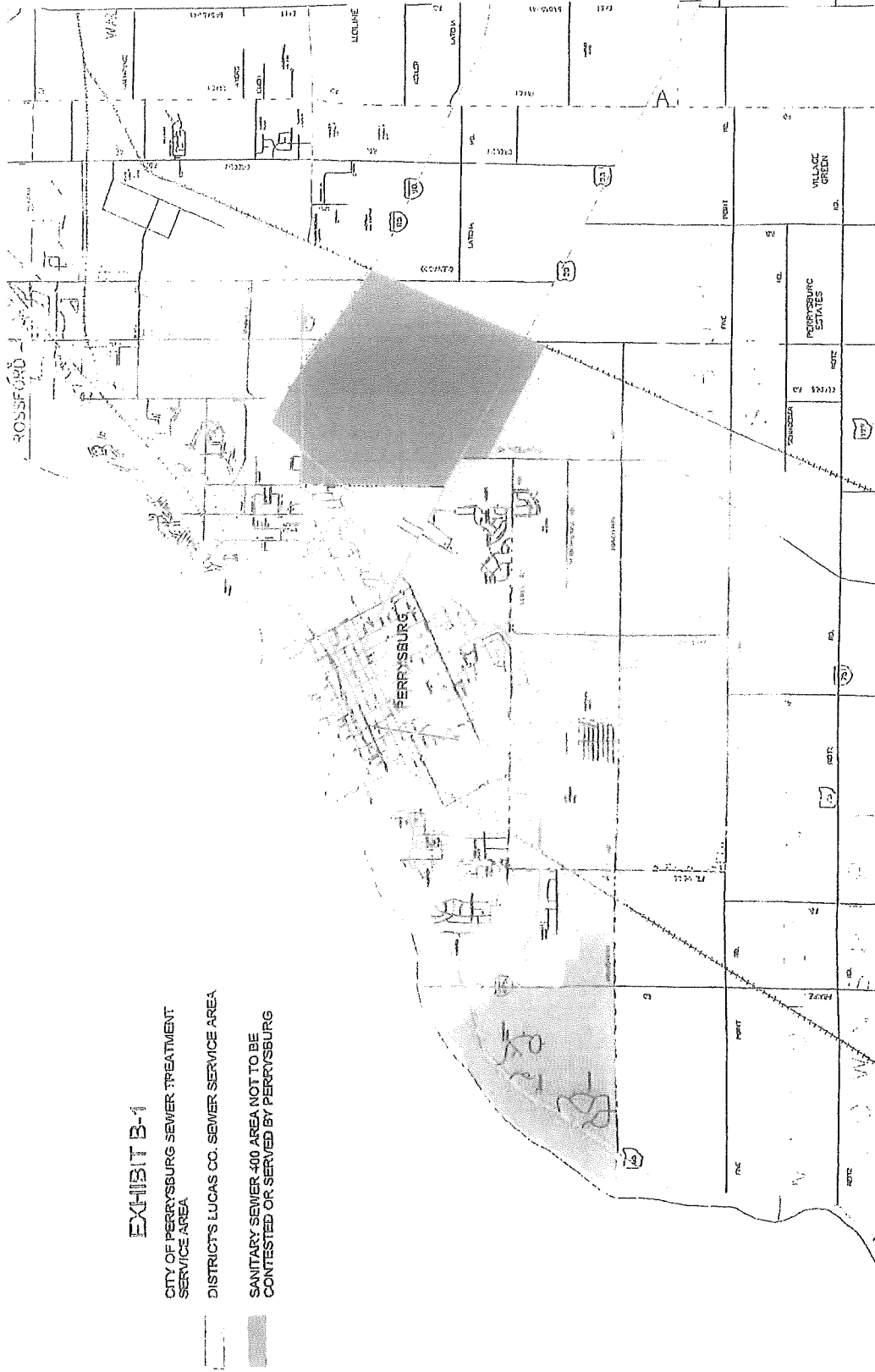


# EXHIBIT B-1






CITY OF PERRYSBURG SEWER TREATMENT SERVICE AREA

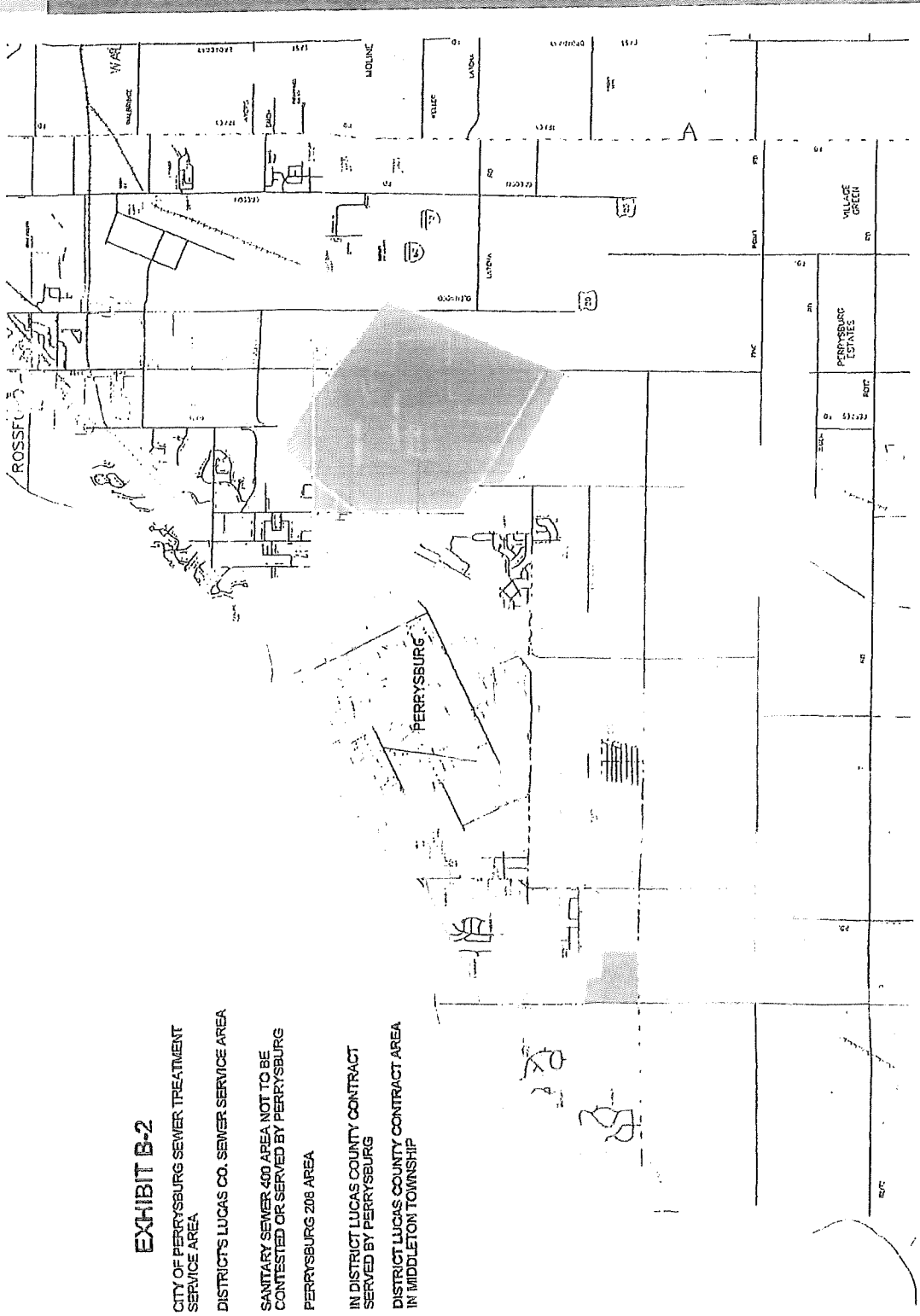
DISTRICT'S LUCAS CO. SEWER SERVICE AREA

SANITARY SEWER 400 AREA NOT TO BE CONTESTED OR SERVED BY PERRYSBURG



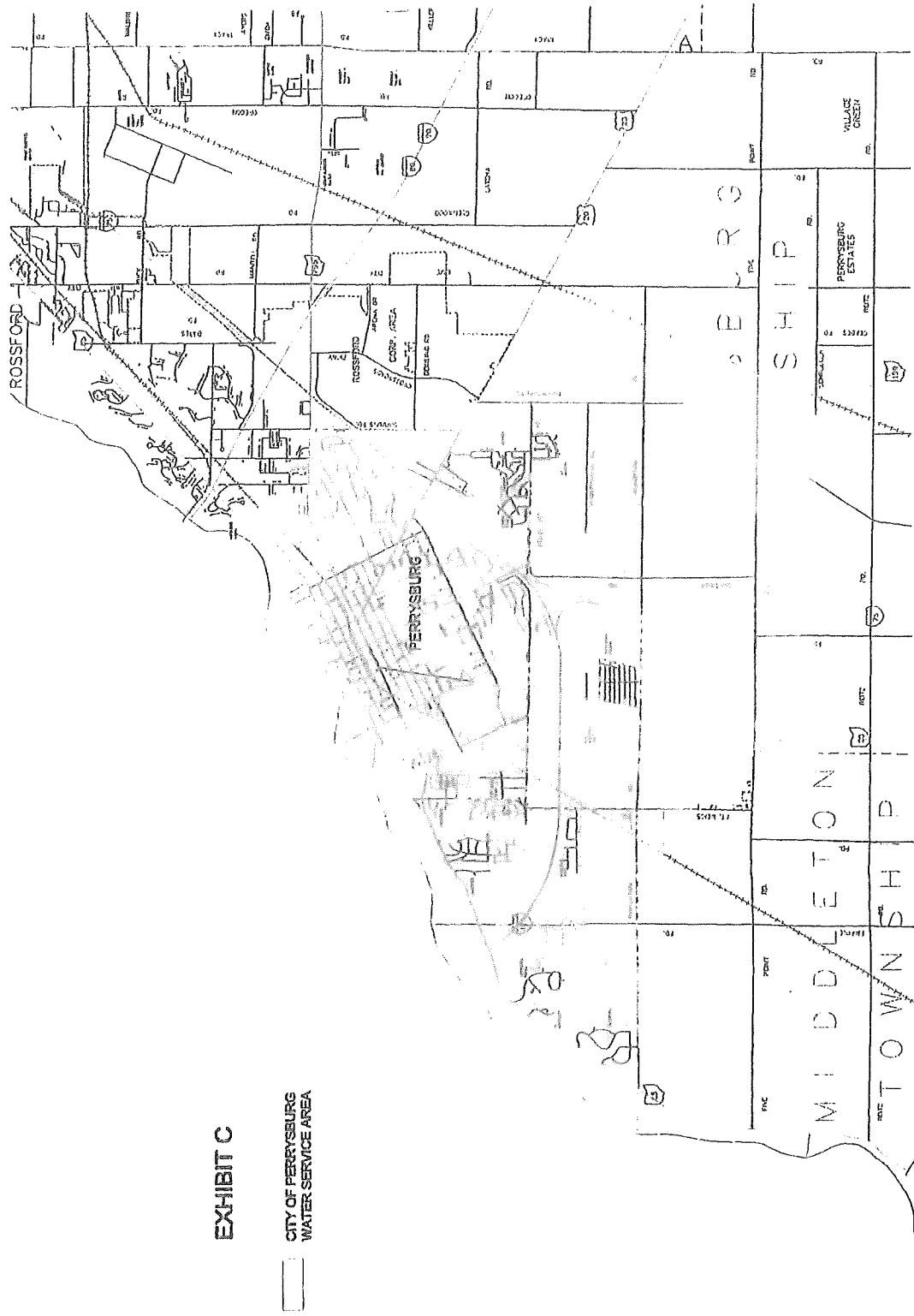
**EXHIBIT B-2**

-  CITY OF PERRYSBURG SEWER TREATMENT SERVICE AREA
-  DISTRICT'S LUCAS CO. SEWER SERVICE AREA
-  SANITARY SEWER 400 AREA NOT TO BE CONTESTED OR SERVED BY PERRYSBURG PERRYSBURG 208 AREA
-  IN DISTRICT LUCAS COUNTY CONTRACT SERVED BY PERRYSBURG
-  DISTRICT LUCAS COUNTY CONTRACT AREA IN MIDDLETON TOWNSHIP



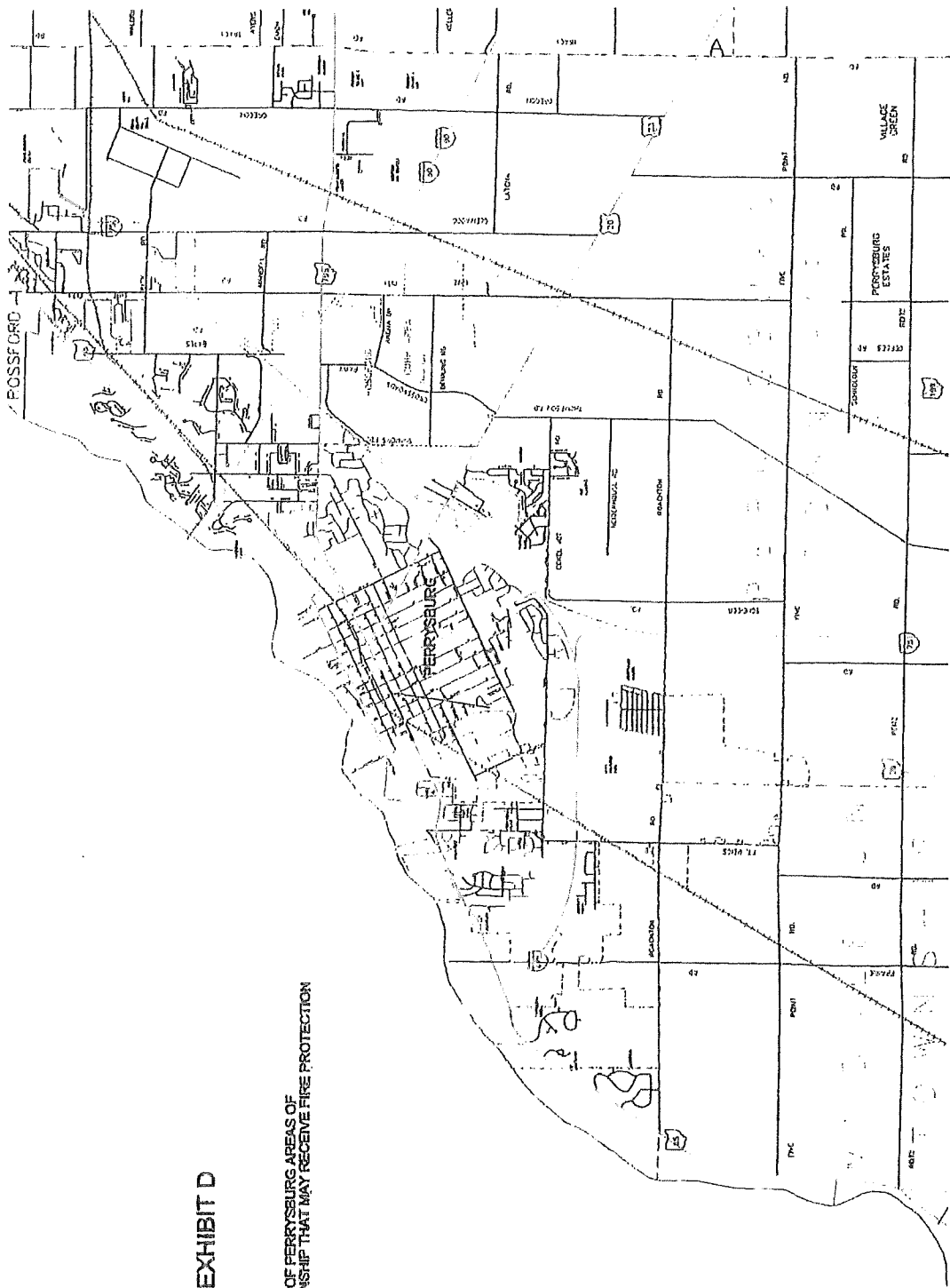
**EXHIBIT C**

CITY OF PERRYSBURG  
WATER SERVICE AREA



# EXHIBIT D

CITY OF PERRYBURG AREAS OF  
TOWNSHIP THAT MAY RECEIVE FIRE PROTECTION



**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinance 37-2026

**DATE:** June 2, 2026



### **Subject Matter/Background**

Through Ordinance 8-2026, the City of Perrysburg, Ohio, accepted the annexation of certain real property (the “Krise Property Group, LLC Annexation”).

On March 26, 2026, the Planning Commission voted in favor of I1 (Light Industrial) zoning.

On May 5, 2026, the Perrysburg City Council held a public hearing concerning permanent zoning for the Krise Property Group, LLC Annexation.

On May 26, 2026, Planning & Zoning Committee recommended approval of I1 (Light Industrial) Zoning.

This Ordinance accepts the revised and amended Zoning Map of the Krise Property Group, LLC Annexation as I1 (Light Industrial).

### **Financial Review**

This legislation will have no financial impact on the City.

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

If City Council is in agreement, a motion to waive the three readings and pass the legislation as an emergency in order to avoid any confusion on which zoning rules and regulations should apply to the subject property.

## **ORDINANCE 37-2026**

### **AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO PROVIDE FOR PERMANENT ZONING REGARDING THE KRISE PROPERTY GROUP, LLC ANNEXATION AND DECLARING AN EMERGENCY**

WHEREAS, in Ordinance 8-2026, the City of Perrysburg, Ohio, accepted the annexation of certain real property (the “Krise Property Group, LLC Annexation”), Wood County Parcel Number P60-100-130000024000, a map of which is attached hereto; and,

WHEREAS, on March 26, 2026, the Planning Commission of the City of Perrysburg, Ohio, held a public hearing concerning the permanent zoning of the property, at which time it recommended, by a vote of 5-0 (with one abstention), approval of I1 (Light Industrial) zoning; and,

WHEREAS, on May 5, 2026, the Perrysburg City Council held a public hearing concerning permanent zoning for the Krise Property Group, LLC Annexation; and,

WHEREAS, on May 26, 2026, the City Council’s Planning & Zoning Committee reviewed the proposed permanent zoning for the Krise Property Group, LLC Annexation and recommended approval of I1 (Light Industrial) Zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Zoning District Map attached to and made a part of Ordinance No. 156-2007, passed on October 2, 2007, now known as Title 12 of the Codified Ordinances of the City of Perrysburg, Ohio, and as subsequently amended, is hereby revised and amended by establishing the zoning of the Krise Property Group, LLC Annexation as I1 (Light Industrial).

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

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, in order to avoid any confusion on which zoning rules and regulations should apply to the subject property, and shall be in full force and effect from and immediately after its passage and approval by the Mayor.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR



**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinance 31-2026

**DATE:** May 5, 2026



### **Subject Matter/Background**

Perrysburg Codified Ordinance §266.15-2(A) establishes pay grades, base wages, and steps for full-time non-bargaining unit staff, which are reviewed annually and adjusted to reflect any Council approved across-the-board wage increases.

In developing the City's 2026 budget, Council budgeted for a three percent (3%) across-the-board wage increases for all full-time non-bargaining unit employees.

This Ordinance approves the budgeted for three percent (3%) across-the-board wage increase for all full-time non-bargaining unit employees and updates the wage table to reflect the increase.

### **Legal Review**

This legislation has been reviewed and is appropriately before you.

### **Recommendation**

First Reading – 5/5/2026

Second Reading – 5/19/2026

Third Reading and Vote – 6/2/2026

**ORDINANCE 31-2026**

**AN ORDINANCE AMENDING PERRYSBURG CODIFIED  
ORDINANCE §266.15-2(A)**

WHEREAS, Perrysburg Codified Ordinance §266.15-2(A) establishes pay grades, base wages, and steps for full-time non-bargaining unit staff; and,

WHEREAS, to ensure that employees are fairly compensated and to allow the City to attract and retain qualified individuals, the wage table is reviewed annually and adjusted to reflect any Council approved across-the-board wage increases; and,

WHEREAS, in developing the City’s 2026 budget, the Council budgeted for a three percent (3%) across-the-board wage increases for all full-time non-bargaining unit employees; and,

WHEREAS, City Council has determined that the wage table should be adjusted to reflect the three percent (3%) across-the-board wage increase budgeted for by Council in 2026; and,

WHEREAS, the Personnel Committee considered this legislation at its meeting on April 28, 2026 and unanimously recommended advancement to City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:**

**SECTION 1.** The budgeted for three percent (3%) across-the-board wage increase for all full-time non-bargaining unit employees is hereby approved and shall be incorporated into the 2026 Wage Table, as set forth in the amended §266.15-2.

**SECTION 2.** Codified Ordinance §266.15-2(A) which currently reads as:

**266.15-2 WAGE TABLE: PAY GRADES, BASE WAGES, AND STEPS FOR FULL-TIME NON-BARGAINING UNIT STAFF.**

A. Effective July 7, 2025, the Wage Table is established as follows (Pay Grades/Job Classifications are outlined in Section 266.15-1):

2025	MIN					Hiring Max					MAX
Years between steps	1	1	1	1	1	3	3	3	3	3	
PAY GRADE	A	B	C	D	E	F	G	H	I	J	K
Grade 4	\$25.42	\$26.44	\$27.46	\$28.47	\$29.49	\$30.51	\$31.52	\$32.54	\$33.56	\$34.58	\$35.59

Grade 5	\$27.24	\$28.33	\$29.41	\$30.50	\$31.59	\$32.68	\$33.77	\$34.86	\$35.95	\$37.04	\$38.13
Grade 6	\$29.05	\$30.21	\$31.37	\$32.53	\$33.70	\$34.86	\$36.02	\$37.18	\$38.34	\$39.51	\$40.67
Grade 7	\$30.86	\$32.10	\$33.33	\$34.56	\$35.80	\$37.03	\$38.27	\$39.50	\$40.74	\$41.97	\$43.21
Grade 8	\$32.67	\$33.98	\$35.29	\$36.60	\$37.90	\$39.21	\$40.52	\$41.82	\$43.13	\$44.44	\$45.74
Grade 9	\$34.49	\$35.87	\$37.25	\$38.63	\$40.00	\$41.38	\$42.76	\$44.14	\$45.52	\$46.90	\$48.28
Grade 10	\$36.30	\$37.75	\$39.20	\$40.66	\$42.11	\$43.56	\$45.01	\$46.46	\$47.92	\$49.37	\$50.82
Grade 11	\$38.11	\$39.64	\$41.16	\$42.69	\$44.21	\$45.73	\$47.26	\$48.78	\$50.31	\$51.83	\$53.36
Grade 12	\$39.93	\$41.52	\$43.12	\$44.72	\$46.31	\$47.91	\$49.51	\$51.10	\$52.70	\$54.30	\$55.90
Grade 13	\$41.74	\$43.41	\$45.08	\$46.75	\$48.42	\$50.09	\$51.75	\$53.42	\$55.09	\$56.76	\$58.43
Grade 14	\$43.55	\$45.29	\$47.03	\$48.78	\$50.52	\$52.26	\$54.00	\$55.74	\$57.49	\$59.23	\$60.97
Grade 15	\$45.36	\$47.18	\$48.99	\$50.81	\$52.62	\$54.44	\$56.25	\$58.06	\$59.88	\$61.69	\$63.51
Grade 16	\$52.45	\$53.50	\$54.55	\$55.60	\$56.65	\$57.70	\$59.80	\$61.90	\$63.99	\$66.09	\$68.19
Grade 17	\$56.41	\$57.54	\$58.66	\$59.79	\$60.92	\$62.05	\$64.31	\$66.56	\$68.82	\$71.08	\$73.33
Grade 18	\$60.36	\$61.57	\$62.78	\$63.99	\$65.19	\$66.40	\$68.81	\$71.23	\$73.64	\$76.06	\$78.47
Grade 19	\$64.32	\$65.61	\$66.89	\$68.18	\$69.46	\$70.75	\$73.32	\$75.90	\$78.47	\$81.04	\$83.61
Grade 20	\$68.27	\$69.64	\$71.00	\$72.37	\$73.74	\$75.10	\$77.83	\$80.56	\$83.29	\$86.03	\$88.76
Grade 22	\$76.18	\$77.71	\$79.23	\$80.75	\$82.28	\$83.80	\$86.85	\$89.90	\$92.95	\$95.99	\$99.04

is hereby amended, and adopted to read as:

**266.15-2 WAGE TABLE: PAY GRADES, BASE WAGES, AND STEPS FOR FULL-TIME NON-BARGAINING UNIT STAFF.**

A. Effective **July 6, 2026**, the Wage Table is established as follows (Pay Grades/Job Classifications are outlined in Section 266.15-1):

<b>2026</b>	MIN					Hiring Max					MAX
<b>Years between steps</b>	1	1	1	1	1	3	3	3	3	3	
<b>PAY GRADE</b>	A	B	C	D	E	F	G	H	I	J	K
Grade 4	\$26.18	\$27.23	\$28.28	\$29.32	\$30.37	\$31.43	\$32.47	\$33.52	\$34.57	\$35.62	\$36.66
Grade 5	\$28.06	\$29.18	\$30.29	\$31.42	\$32.54	\$33.66	\$34.78	\$35.91	\$37.03	\$38.15	\$39.27
Grade 6	\$29.92	\$31.12	\$32.31	\$33.51	\$34.71	\$35.91	\$37.10	\$38.30	\$39.49	\$40.70	\$41.89
Grade 7	\$31.79	\$33.06	\$34.33	\$35.60	\$36.87	\$38.14	\$39.42	\$40.69	\$41.96	\$43.23	\$44.51
Grade 8	\$33.65	\$35.00	\$36.35	\$37.70	\$39.04	\$40.39	\$41.74	\$43.07	\$44.42	\$45.77	\$47.11

Grade 9	\$35.52	\$36.95	\$38.37	\$39.79	\$41.20	\$42.62	\$44.04	\$45.46	\$46.89	\$48.31	\$49.73
Grade 10	\$37.39	\$38.88	\$40.38	\$41.88	\$43.37	\$44.87	\$46.36	\$47.85	\$49.36	\$50.85	\$52.34
Grade 11	\$39.25	\$40.83	\$42.39	\$43.97	\$45.54	\$47.10	\$48.68	\$50.24	\$51.82	\$53.38	\$54.96
Grade 12	\$41.13	\$42.77	\$44.41	\$46.06	\$47.70	\$49.35	\$51.00	\$52.63	\$54.28	\$55.93	\$57.58
Grade 13	\$42.99	\$44.71	\$46.43	\$48.15	\$49.87	\$51.59	\$53.30	\$55.02	\$56.74	\$58.46	\$60.18
Grade 14	\$44.86	\$46.65	\$48.44	\$50.24	\$52.04	\$53.83	\$55.62	\$57.41	\$59.21	\$61.01	\$62.80
Grade 15	\$46.72	\$48.60	\$50.46	\$52.33	\$54.20	\$56.07	\$57.94	\$59.80	\$61.68	\$63.54	\$65.42
Grade 16	\$54.02	\$55.11	\$56.19	\$57.27	\$58.35	\$59.43	\$61.59	\$63.76	\$65.91	\$68.07	\$70.24
Grade 17	\$58.10	\$59.27	\$60.42	\$61.58	\$62.75	\$63.91	\$66.24	\$68.56	\$70.88	\$73.21	\$75.53
Grade 18	\$62.17	\$63.42	\$64.66	\$65.91	\$67.15	\$68.39	\$70.87	\$73.37	\$75.85	\$78.34	\$80.82
Grade 19	\$66.25	\$67.58	\$68.90	\$70.23	\$71.54	\$72.87	\$75.52	\$78.18	\$80.82	\$83.47	\$86.12
Grade 20	\$70.32	\$71.73	\$73.13	\$74.54	\$75.95	\$77.35	\$80.16	\$82.98	\$85.79	\$88.61	\$91.42
Grade 22	\$78.47	\$80.04	\$81.61	\$83.17	\$84.75	\$86.31	\$89.46	\$92.60	\$95.74	\$98.87	\$102.01

SECTION 3. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 4. This Ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
 Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
 LAW DIRECTOR

**TO:** Mayor Weber  
President Rettig  
Members of City Council

**FROM:** Timothy W. Effler, Law Director

**RE:** Ordinances 38 & 39-2026

**DATE:** June 2, 2026



**Subject Matter/Background**

These proposed Ordinances will amend Ordinance §266.06-1 and §266.06-3 which establishes “Sickness, Accident, Disability, and Pregnancy Leaves” and “Bereavement Leave” to ensure employees are not financially disadvantaged when taking leave to grieve the loss of a child based on miscarriage or stillbirth.

**Legal Review**

This legislation has been reviewed and is appropriately before you.

**Recommendation**

First Reading – 6/2/2026

Second Reading – 6/16/2026

Third Reading and Vote – 7/7/2026

## ORDINANCE 38-2026

### AN ORDINANCE AMENDING CODIFIED ORDINANCE §266.06-1 OF THE CITY OF PERRYSBURG PERSONNEL CODE

WHEREAS, Codified Ordinance §266.06-1 establishes “Sickness, Accident, Disability, and Pregnancy Leaves” through the City of Perrysburg’s Codified Ordinances (“Code”) titled “Personnel Policy”; and,

WHEREAS, it is appropriate to amend and revise that Ordinance to provide clarity and include references to new Personnel Code updates; and,

WHEREAS, the Personnel Committee considered this legislation at its meeting held May 18, 2026 and unanimously recommended advancement to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. Codified Ordinance §266.06-1 which currently reads as:

#### **266.06-1 SICKNESS, ACCIDENT, DISABILITY AND PREGNANCY LEAVES.**

For purposes of this subsection and all other references in this section to “health care professional” OR “licensed health care professional” the term shall mean physician, psychologist, psychiatrist, and others licensed to administer health care independently or under the direction of a physician.

Leaves under this section for purposes authorized by the Family Medical Leave Act shall be charged against eligibility for leaves under Section 266.06-7 Family and Medical Leaves of Absence, until the same has been exhausted. Leaves of absence for sickness, accident or disability (including pregnancy) shall be granted in writing when the City is presented with a health care professional’s certificate indicating the reason(s) the employee is unable to perform his/her regular job duties and the anticipated duration of the leave.

Leaves of absence for worker’s compensation shall be for a minimum of seven (7) calendar days and a maximum of thirty (30) calendar day periods up to a maximum of one hundred eighty (180) calendar days within a twenty-four (24) month period or three hundred sixty-five (365) calendar days within a twenty-four (24) month period for a Workers' Compensation disability. Any request for an extension must be accompanied by a health care professional’s certificate setting forth the same type of information as is required for the original leave of absence.

At the beginning of a leave of absence or at any time(s) during a leave of absence or any extension thereof or at the end of a leave of absence, the City may require the employee to be examined by a licensed health care professional to determine whether or not the employee is able to perform his or her regular job duties/essential functions of the position.

Examinations shall be conducted by a health care professional designated by the Employer for the purpose of verifying the illness, determining whether the employee is unable to perform his/her required duties, and determining the expected date of recovery. The Employer shall bear the cost of the examination.

The employee may dispute the finding of the City's health care professional by submitting to the City written reports of his/her health care professional. If the City's health care professional and the employee's health care professional are unable to agree on whether the employee is able to perform his/her regular job duties/essential job functions, the two health care professionals shall choose a third health care professional who shall forthwith examine the employee and whose written decision shall be final and binding upon the City and the employee. This process must be expedited. The examination by the City health care professional shall be at City expense and the examination by the third health care professional shall be borne by the City. If it is determined by the employee's health care professional or by the third health care professional that the employee is able to perform his/her regular job/essential job functions, the employee shall report for work the following day after being notified by the City to do so. Failure of the employee to report for work shall be considered as overstaying an approved leave of absence.

An employee on an approved leave of absence under this Section must exhaust accrued but unused sick leave and may then use accrued but unused vacation pay. When sick leave and vacation pay are exhausted, the employee will be on an unpaid leave. Employees eligible for accident compensation benefits under Section 9.3 will not be eligible to use accrued but unused sick leave or vacation pay. The City will continue to pay health insurance premiums on behalf of an employee for the first sixty (60) days of an unpaid leave under this Section and thereafter the employee must pay the full premium rate to the City to maintain health insurance in effect.

is hereby amended and revised to read:

**266.06-1 SICKNESS, ACCIDENT, DISABILITY AND PREGNANCY LEAVES.**

For purposes of this Chapter, including Sections 266.06-1 through 266.06-8, references to the following terms shall be defined as follows:

- (a) "health care professional" OR "licensed health care professional" shall mean physician, psychologist, psychiatrist, and others licensed to administer health care independently or under the direction of a physician.
- (b) "birth of a child" shall mean the complete expulsion or extraction from its mother of a product of human conception that after such expulsion or extraction breathes or shows any other evidence of life such as beating of the heart, pulsation of the umbilical cord, or definite movement of voluntary muscles, whether or not the umbilical cord has been cut or the placenta is attached.
- (c) "death of an employee's child" shall include fetal death of a child, which shall be documented as either a miscarriage or stillbirth, as applicable.
  - (1) "fetal death" shall mean death prior to the complete expulsion or extraction from its mother of a product of human conception, irrespective of the duration of pregnancy, which after such expulsion or extraction does not breathe or show any other evidence of life such as beating of the heart, pulsation of the umbilical cord, or definite movement of voluntary muscles.
  - (2) "miscarriage" shall mean that an infant prior to twenty weeks of gestation suffered a fetal death.
  - (3) "stillbirth" shall mean that an infant of at least twenty weeks of gestation suffered a fetal death.

Employees eligible for Pregnancy and Parental Leave under Section 266.06-8 will not be required to exhaust accrued but unused sick leave or vacation to qualify for leave. Employees on Pregnancy or Parental Leave are not permitted to use vacation time or accrued sick leave during the leave period.

Employees on any approved leave of absence under this Section, including, but not limited to, leaves granted under Sections 266.09-3 and 266.06-8 and approved leave without pay, shall not be eligible for Bereavement Leave under 266.06-3.

Leaves under this section for purposes authorized by the Family Medical Leave Act shall be charged against eligibility for leaves under Section 266.06-7 Family and Medical Leaves of Absence, until the same has been exhausted. Leaves of absence for sickness, accident or disability (including pregnancy) shall be granted in writing when the City is presented with a health care professional's certificate indicating the reason(s) the employee is unable to perform his/her regular job duties and the anticipated duration of the leave.

Leaves of absence for worker's compensation shall be for a minimum of seven (7) calendar days and a maximum of thirty (30) calendar day periods up to a maximum of one hundred eighty (180) calendar days within a twenty-four (24) month period or three hundred sixty-five (365) calendar days within a twenty-four (24) month period for a Workers' Compensation disability. Any request for an extension must be accompanied by a health care professional's

certificate setting forth the same type of information as is required for the original leave of absence.

At the beginning of a leave of absence or at any time(s) during a leave of absence or any extension thereof or at the end of a leave of absence, the City may require the employee to be examined by a licensed health care professional to determine whether or not the employee is able to perform his or her regular job duties/essential functions of the position.

Examinations shall be conducted by a health care professional designated by the Employer for the purpose of verifying the illness, determining whether the employee is unable to perform his/her required duties, and determining the expected date of recovery. The Employer shall bear the cost of the examination.

The employee may dispute the finding of the City's health care professional by submitting to the City written reports of his/her health care professional. If the City's health care professional and the employee's health care professional are unable to agree on whether the employee is able to perform his/her regular job duties/essential job functions, the two health care professionals shall choose a third health care professional who shall forthwith examine the employee and whose written decision shall be final and binding upon the City and the employee. This process must be expedited. The examination by the City health care professional shall be at City expense and the examination by the third health care professional shall be borne by the City. If it is determined by the employee's health care professional or by the third health care professional that the employee is able to perform his/her regular job/essential job functions, the employee shall report for work the following day after being notified by the City to do so. Failure of the employee to report for work shall be considered as overstaying an approved leave of absence.

An employee on an approved leave of absence under this Section must exhaust accrued but unused sick leave and may then use accrued but unused vacation pay. When sick leave and vacation pay are exhausted, the employee will be on an unpaid leave. Employees eligible for accident compensation benefits under Section 266.09-3 will not be eligible to use accrued but unused sick leave or vacation pay. The City will continue to pay health insurance premiums on behalf of an employee for the first sixty (60) days of an unpaid leave under this Section and thereafter the employee must pay the full premium rate to the City to maintain health insurance in effect.

**SECTION 2.** It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR

## ORDINANCE 39-2026

### AN ORDINANCE AMENDING CODIFIED ORDINANCE §266.06-3 OF THE CITY OF PERRYSBURG PERSONNEL CODE

WHEREAS, City of Perrysburg, Ohio, Codified Ordinance §266.06-3 establishes “Bereavement Leave” through the City of Perrysburg’s Codified Ordinances (“Code”) titled “Personnel Policy”; and,

WHEREAS, this Ordinance is being updated to help clarify this portion of the Code; and,

WHEREAS, the Personnel Committee considered this legislation at its meeting on May 18, 2026 and unanimously recommended advancement to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. Codified Ordinance §266.06-3 which currently reads as:

#### **266.06-3 BEREAVEMENT LEAVE:**

In case of death of an employee's child, current spouse, mother, father, brother, sister, grandmother, grandfather, grandchild, mother-in-law, father-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, stepmother, stepfather, stepchild, or any other relative who resides in the household of the employee, the Department Head, Division Head, Office Manager or their designee may, upon request grant a leave of absence from the day of death, until and including the day after the funeral not to exceed five (5) working days to employees. Full-time employees will receive pay for their regularly scheduled work hours as applicable at the applicable straight-time rate for each day of bereavement leave.

If a holiday occurs while an employee is on funeral leave, the employee will be paid for the funeral leave or the holiday, but not for both.

Depending on the individual circumstances, the Department Head, Division Head, Office Manager or their designee may allow an employee to take one (1) or more of the five (5) days of bereavement leave at a later time, past the date of the funeral, to address items related to the death (estate, etc.). The decision to grant this exception shall be at the discretion of the Department Head, Division Head, Office Manager or their designee. Additional bereavement leave may be granted at the discretion of the Department Head, Division Head, Office Manager or their designee, with such additional time being deducted from the employee’s sick leave bank. Proof of relationship to the deceased may be required.

is hereby amended and revised to read:

**266.06-3 BEREAVEMENT LEAVE:**

In case of death of an employee's child, current spouse, mother, father, brother, sister, grandmother, grandfather, grandchild, mother-in-law, father-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, stepmother, stepfather, stepchild, or any other relative who resides in the household of the employee, the Department Head, Division Head, Office Manager or their designee may, upon request grant a leave of absence from the day of death, until and including the day after the funeral not to exceed five (5) working days to employees.

An employee using bereavement leave based on a miscarriage shall provide appropriate medical documentation of the miscarriage. An employee using bereavement leave based on a stillbirth shall provide a copy of the fetal death certificate.

Full-time employees will receive pay for their regularly scheduled work hours as applicable at the applicable straight-time rate for each day of bereavement leave.

If a holiday occurs while an employee is on funeral leave, the employee will be paid for the funeral leave or the holiday, but not for both.

Depending on the individual circumstances, the Department Head, Division Head, Office Manager or their designee may allow an employee to take one (1) or more of the five (5) days of bereavement leave at a later time, past the date of the funeral, to address items related to the death (estate, etc.). The decision to grant this exception shall be at the discretion of the Department Head, Division Head, Office Manager or their designee. Additional bereavement leave may be granted at the discretion of the Department Head, Division Head, Office Manager or their designee, with such additional time being deducted from the employee's sick leave bank.

Proof of relationship to the deceased may be required.

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

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

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

\_\_\_\_\_  
Mayor

PASSED \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Timothy W. Effler  
LAW DIRECTOR