

ORDINANCE NO. 028 –2025

AN ORDINANCE AMENDING MAUMEE CODIFIED ORDINANCE SECTION 1105.03
DESIGN REVIEW BOARD AND ORDINANCE 106-2020,

WHEREAS, The City of Maumee has a Design Review Board which was previously established;

WHEREAS the Design Review Board terms of office should be amended to reflect end of year terms to be consistent with other appointments to committees and commissions in the City;

WHEREAS Council has reviewed and approves the recommended changes to the terms as set forth herein to the Design Review Board.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Section 1105.03 of the Maumee Codified Ordinances and Ordinance 106-2020 are hereby amended as follows:

1105.03 DESIGN REVIEW BOARD ESTABLISHED.

The Design Review Board is hereby established, which shall be responsible for hearing any appeal of a negative administrative design review decision on applications in the area bounded by the Anthony Wayne Trail, Ford Street, Key Street and the Maumee River.

(a) Members. The Design Review Board shall consist of five (5) members. All of such members shall be appointed by the Mayor and confirmed by a majority of the members of Council. In connection with the first appointment of such members, one (1) shall be appointed for a one-year term, two (2) shall be appointed for two-year terms, and two (2) shall be appointed for three-year terms. All subsequent appointments shall be for the unexpired terms, if such be the case, or for a three-year term. Members shall serve without compensation. All members shall have sufficient expertise and/or interest in order to make critical evaluations of proposed plans and to make constructive recommendations for modification of proposed plans. No officer or employee of the City shall be a member. **Each term shall end at the end of the calendar year of the current year in which that term is set to expire.**

(b) Procedures of Design Review Board. The Design Review Board shall adopt rules necessary to the conduct of its affairs and hold meetings in keeping with the provisions of this Zoning Code. All meetings shall be open to the public. The Board shall keep a record of the proceedings before it showing the action of the Board, and the vote of each member upon each question considered. The Vice-Chairperson shall be responsible for taking minutes and recording proceedings or delegating those duties to another Board member. The presence of a majority of the members of the Board who are eligible to vote at such meeting shall be necessary to constitute a quorum. No officer or employee of the City shall be a member.

(c) Responsibilities and Jurisdiction of Design Review Board. The Design Review Board shall:

(1) Report recommendations to the City Council, the designation and/or elimination of new and/or existing design review districts and the development or reduction of standards within said districts

(2) Hear any appeal of a negative administrative design review decision regarding the architectural design and features of any new building or any existing building in the process of renovation as to the compatibility of the design or renovation with the architectural and/or historic character of the areas.

(3) The Design Review Board shall consider the officially adopted Maumee Master Plan and/or City Council uptown road diet and control decisions when deciding appeals.

(4) Make alternative suggestions to building owners and/or developers as to building design, building materials, signs and other structure and site elements to make projects more form compatible and harmonious with adjacent land and the area as a whole.

(5) Offer technical and professional assistance to building owners and/or developers in implementing recommendations.

(d) Decisions of Design Review Board. The Design Review Board shall hear appeals of a negative administrative design review decision. The Design Review Board shall grant the appeal, deny the appeal or grant it subject to special modification, but no appeal shall be granted or modified unless a majority of the entire Board votes to grant or modify the appeal.

(1) If the Design Review Board grants an appeal without modifications, it shall so notify the Zoning Administrator who shall thereupon issue a Zoning Permit.

(2) If an appeal is denied, the Design Review Board may make such recommendations in regard to changes of design, arrangement, texture, material and color of the exterior features and interior arrangement of the structure as it deems appropriate.

(3) If the applicant accepts the modifications of the Design Review Board, the application shall be revised in accordance with such modifications and filed with the Zoning Administrator, whereupon a Zoning Permit shall be issued.

SECTION 2. The current appointments to the Design Review Board shall remain in full force and effect and those members' terms whose terms expired in 2025 shall have their expiration date changed to the end of this calendar year. All other members whose terms do not expire this year shall have their term extended until the end of the calendar year in which the term would otherwise expire.

SECTION 3. Ordinance 106-2020 and any Ordinances, parts of Ordinances or the Chapters of the Maumee Codified Ordinances in conflict herewith are hereby amended and repealed in part to reflect the foregoing changes.

SECTION 4 . It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and any of council's committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements of the Charter of Maumee, Ohio and Ohio law.

FIRST READING-October 6, 2025

SECOND READING- October 20, 2025

Motion to pass:

Seconded:

Yeas: Nays:

PASSED: November 3, 2025

Mayor

Attest:

Municipal Clerk

Approved as to form:

Law Director

City of Maumee

POSITION DESCRIPTION

POSITION TITLE: Human Resources Manager
CLASSIFICATION: Exempt

DEPARTMENT: Administration
APPROVED BY:

REPORTING RELATIONSHIPS

POSITION REPORTS TO: City Administrator or Mayor in the Administrators absence
POSITIONS SUPERVISED: Payroll Coordinator

POSITION PURPOSE

The Human Resources Manager will plan, direct, and coordinate human resources activities and staff which includes overseeing employee recruitment and retention efforts, coordinating benefits programs and Workers' Compensation management in a public-sector environment. Serves as a key advisor to leadership and a trusted resource for all city employees.

ESSENTIAL FUNCTIONS AND BASIC DUTIES

- Partners with the leadership team to understand and execute the City's human resource and talent strategy particularly as it relates to current and future talent needs, recruiting, retention, and succession planning.
 - Maintains compliance with federal, state, and local employment laws and regulations and recommended best practices; reviews policies and monitors for necessary updates.
 - Oversee recruitment and onboarding of new staff.
 - Handles employee issue investigations, discipline and terminations in accordance with the City's policies.
 - Assembles and maintains reporting and statistical data on a regular and special basis.
 - Manages Bureau of Workers' Compensation claims. Ensures claims are reported and processed; follows claims until resolved.
 - Manages employee benefit programs including contracts and communicates information to employees. Oversees the Open Enrollment process and assist employees with questions and problems that may arise with health insurance claims.
 - Manages Civil Service-related functions, including testing, correspondence, and statistical information, and maintains records for same.
 - Responsible for Employee Wellness Programs, including coordinating flu shots, health screenings, etc.
 - Assists the City Administrator in negotiating and managing collective bargaining agreements (AFSCME, Maumee IAFF, Fraternal Order of Police).
 - Coordinates safety and other types of training.
 - Under the direction of the City Administrator approves payroll processing for all other departments and divisions.
 - Compiles written communications including memos, letters, and reports.
 - Assumes responsibility for maintaining effective business relations with clients, vendors, employees, and other business professionals, which includes resolving or appropriately referring questions, requests, complaints and problems; obtains and conveys information as needed; and promotes goodwill and conveys a positive image of the city.
 - Assumes responsibility for establishing and maintaining effective working relationships with department staff and management.
 - Performs other related duties as required or assigned.
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QUALIFICATIONS

EDUCATION/CERTIFICATION: Bachelor's Degree in Human Resources, Public Administration or related field required. Master's Degree preferred. HR certification (PHR/SPHR, SHRM-CP/SCP) highly desired.

EXPERIENCE REQUIRED: Minimum of 3-5 years of human resources experience.
Experience in municipal or public-sector HR a plus.
E Experience with benefit administration, collective bargaining, and Workers' Compensation management preferred.

KNOWLEDGE/SKILLS: Thorough knowledge of employment laws and regulations and HR best practices.
Familiarity with Ohio BWC procedures and safety management.
Proficient in Microsoft Office (Word, Excel, Outlook).
Experience with payroll and financial systems.
Excellent written and verbal communication skills.
Excellent interpersonal skills, negotiation, and conflict resolution skills.
Strong analytical, organizational and problem-solving skills.
Ability to manage sensitive information and situations and maintain confidentiality.
Team player that gets along with others.
Able to work well independently, under pressure and handle multiple deadlines.
Able to assist, direct, and coordinate others.

PHYSICAL REQUIREMENTS/WORKING CONDITIONS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Prolonged periods working at a desk; subjected to normal office noise and interruptions. Primarily sedentary work; occasional lifting up to 10 lbs. Regular use of computer, phone and office equipment.

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

PERFORMANCE MEASUREMENTS

- Human Resource functions are efficiently coordinated and directed.
- Successful and timely completion of recruitment and onboarding processes.
- Demonstrated improvements in employee engagement and retention.
- Timely and accurate handling of HR data and compliance reporting.
- Effective and professional employee communication.
- Maintained a high level of confidentiality in all aspects of the position.

INTENT AND FUNCTION OF JOB DESCRIPTIONS

Job descriptions assist organizations in ensuring that the hiring process is fairly administered and that qualified employees are selected. They are also essential to an effective appraisal system and related promotion, transfer, layoff, and termination decisions. Well-constructed job descriptions are an integral part of any effective compensation system.

All descriptions have been reviewed to ensure that only essential functions and basic duties have been included. Peripheral tasks, only incidentally related to each position, have been excluded. Requirements, skills, and abilities included have been determined to be the minimal standards required to successfully perform the positions. In no instance, however, should the duties, responsibilities, and requirements delineated be interpreted as all-inclusive. Additional functions and requirements may be assigned by supervisors as deemed appropriate.

In accordance with the Americans with Disabilities Act, it is possible that requirements may be modified to reasonably accommodate disabled individuals. However, no accommodations will be made which may pose serious health or safety risks to the employee or others or which impose undue hardships on the city.

Job descriptions are not intended as and do not create contracts. The City maintains its status as an at will employer and, accordingly, may terminate an employee for any reason not prohibited by law, unless such status as applied to a particular employee is modified by a collective bargaining agreement or the rules and regulations of the Civil Service Commission of the City.

Employee name

Date

Employee signature

ORDINANCE NO. 030 -2025

AN ORDINANCE AMENDING CHAPTER 103 AND ORDINANCE NO. 026-2023 OF THE MAUMEE CODIFIED ORDINANCES, UPDATING THE REQUIREMENTS FOR CONTRACTS WITHIN THE CITY OF MAUMEE

WHEREAS, Maumee has previously adopted Chapter 103 and Ordinance 026-2023 of the Maumee Codified Ordinances and,

WHEREAS, an update to the requirements for contracts within the City of Maumee, Chapter 103 of the Codified Ordinances and Ordinance 026-2023 thereto is necessary and should be amended to include the following revisions, additions and deletions.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Chapter 103 and Ordinance 026-2023 of the Maumee Codified Ordinances be, and the same hereby are amended in part as follows:

CHAPTER 103 Contracts and Purchases

- 103.01 Division of Purchases and Supplies.
- 103.02 Payments to contractors regulated.
- 103.03 Contract provisions.
- 103.04 Competitive bidding.
- 103.05 Procedures and methods to be followed.

103.01 PURCHASES AND SUPPLIES.

(a)- The Director of Finance shall have charge of and responsibility for the purchases and sales and shall keep a record thereof and shall make all purchases and sales of materials and supplies for the City in conformity with the Charter, ordinances of Council, and the City of Maumee Purchasing Policy.

(b) Purchases. All purchases shall be-made in accordance with the Maumee purchasing policy and approved by the Director of the department and/or Finance

(c) Rules and Regulations. The Finance Director is hereby authorized and directed to establish rules and regulations for purchases, including the purchasing policy as approved by City Council. Such rules and regulations shall not be in conflict with the Charter, and the ordinances of the City of Maumee.

103.02 PAYMENTS TO CONTRACTORS REGULATED.

Unless otherwise directed by Council, payments under agreements or contracts including those involving the furnishing of labor and materials to the City or for construction of public improvements entered into by the City and provisions in such agreements or contracts relating to such payments and to the rights and remedies of the City for defaults and relating to means of insuring faithful performance thereof shall be in accordance with this Chapter and any other Maumee Codified ordinance related to agreements or contracts.

103.03 CONTRACT PROVISIONS.

1. Notwithstanding any provision of the laws of Ohio to the contrary, unless otherwise directed by Council, all contracts and/or agreements entered into by the City in amounts in excess of

\$75,000, including those involving the furnishing of labor and material to the City or for the construction of public improvements shall, in addition to such other terms and provisions as may be determined to be necessary or desirable, contain the following provisions:

(a) The contractor or vendor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, ancestry, national origin, place of birth, age, marital status, or handicap. The contractor or vendor shall take affirmative action in accordance with the terms outlined in its proposal and the provisions of this contract to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, ancestry, national origin, place of birth, age, marital status, or handicap. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor or vendor agrees to post in conspicuous places, available to employees and applicants, notices to be provided by the City setting forth the provisions of the nondiscrimination clauses. The contractor or vendor shall include the provisions of this contract in every subcontract, so that such provisions shall be binding upon each subcontractor.

(b) All contracts shall be reviewed by and approved as required by the Maumee Charter and as to form as approved by the Law Director or a representative of the Law Director. Any contract which has not been reviewed and approved by the Law Director or designated representative ~~shall~~ **may** be voidable and unenforceable against the City and its officials at the election of the City. The Law Director, in consultation with the Finance Director and City Administrator, may establish standard contracts and standard contract language and clauses for use in contracts where appropriate. ~~This provision shall not apply to contracts or agreements for purchases or supplies for the City in amounts less than \$75,000.~~

(c) All state of Ohio provisions of law and ordinance relating to prevailing wage rates applicable to contracts for construction of public improvements shall apply. **Federal prevailing wages and its regulations shall take precedent and shall apply to those public improvements that require the application of federal regulations.**

(d) Any other term or condition that the City deems appropriate for the contract.

2. Construction Contracts. Each construction contract bid shall contain the full name of every person or company interested in the same. ~~and shall require a bid guarantee for contracts that if the bid is accepted a contract shall be executed.~~ For construction contracts estimated to cost over \$100,000.00 (One Hundred Thousand Dollars), or contracts where the City may elect to require a bond, the resulting contract shall require a bid bond, performance bond and payment bond. Neither a performance bond nor a payment bond shall be required for construction contracts estimated to cost \$100,000.00 (One Hundred Thousand Dollars) or under unless otherwise required by the City. The required type of bid guarantee or performance bond shall be identified in the invitation for bid.

3. Except as otherwise required or permitted by state or federal law, a contract entered into by the City for the procurement of supplies, services, professional services, or construction shall not include any of the following:

(a) A provision that requires the City to indemnify or hold harmless another person **or entity**;

(b) A provision that requires the City to agree to limit the liability for any direct loss to the

City for bodily injury, death, or damage to property of the City caused by the negligence, intentional or willful misconduct, fraudulent act, recklessness, or other tortious conduct of **another person or entity** or their employees or agents, or a provision that would otherwise impose an indemnification obligation on the City;

(c) A provision that requires the City to be bound by a term or condition that is unknown to the City at the time of signing a contract or that may be unilaterally changed by the other party;

(d) A provision that is not specifically negotiated with the City or an agreement or contract that is verbally accepted, accepted in writing, or electronically accepted by a City employee without authority to accept the agreement or contract on behalf of the City;

(e) A provision that provides for a person other than the Law Director to serve as legal counsel for the City without the approval of the Law Director;

(f) A provision that is inconsistent with the City's public records obligations under sections 149.351 or 149.43 of the Ohio Revised Code;

(g) A provision whereby the seller agrees to provide financing to the City for the transaction without authorization by City Council.

4. If a contract contains a term or condition **prohibited** described in this section, the term or condition is void ab initio, and the contract containing that term or condition otherwise shall be voidable at the election of the City or can be considered enforceable as if it did not contain such term or condition if the City elects not to consider the contract void.

5. A contract that contains a term or condition described in this section shall be governed by and construed in accordance with **Maumee Ordinances, the Maumee Charter or** Ohio law notwithstanding any term or condition to the contrary in the contract.

~~6. This section does not apply to a contract awarded (1) as a sole source (2) as an emergency purchase.~~

103.04 COMPETITIVE BIDDING.

(a) Notwithstanding any provision of the laws of the State of Ohio to the contrary, and unless otherwise specifically directed by Council, advertisement and competitive bidding shall not be required in any contract entered into by the City, involving the furnishing of equipment, services, supplies or materials to the City or for the construction of public improvements when the cost to the City of such equipment, non-professional services, supplies, materials or construction is less than seventy-five thousand dollars (\$75,000).

(b) When the cost of a contract that requires competitive bidding involving the furnishing of equipment, services, supplies, materials or construction to the City is seventy-five thousand dollars (\$75,000) or more, advertisement and competitive bidding for such contract shall take place as recommended by the City Administrator or **City Directors** by any of the following methods:

(1) Advertisement and bidding through any web-based vendor and bid management system.

(2) Advertisement on the City of Maumee web site, **social media, or any other place that may be conducive for advertising the project for a minimum period of one two weeks, but not more than four (4) weeks.** ~~or more if such additional time is deemed necessary by the City Administrator.~~

(3) Advertisement in newspaper of general circulation within the City of Maumee for ~~not less than~~ **a minimum period of one two weeks, but not more than four (4) weeks.**

(c) Bids may be emailed, faxed, mailed or hand delivered to the City of Maumee on or before the bidding deadline. Bids may be awarded to the lowest, most qualified responsive bid after considering the bidder's experience, qualifications and/or demonstrated competence.

(d) Changes to bid documents, bidding requirements or deadlines for bids may occur anytime during the bidding process. Bidders who have submitted bid documents before changes to bid documents or requirements shall be given the opportunity to modify their bid before the bid deadline.

(e) The City Administrator or Public Service Director are authorized to waive any bidding irregularities or technicalities in a bid document submitted and/or waive any requirements in the form of the submitted bid in the best interests of the City of Maumee.

103.05 PROCEDURES AND METHODS TO BE FOLLOWED.

(a) The City Administrator, Directors or Mayor when the City Administrator is unavailable, shall be authorized to authorize, execute and enter into contracts, leases, licenses and purchase agreements involving the furnishing of equipment, services, supplies or materials to the City, for the construction of public improvements for the City, for purchases, or for payments deemed necessary by the Mayor, City Administrator or Directors or Public Service Director for operations of the City of Maumee, in amounts up to seventy-five thousand dollar (\$75,000.00), or the amount set forth in Section 103.04 of the Maumee Codified Ordinances as may be amended hereafter, whichever is greater, and after entering into said contracts and/or agreements, which are in excess of \$25,000 the City Administrator, Public Service Director, Capital Projects Manager, Law Director, Finance Director, Clerk or Mayor shall provide City Council with a copy of the contract and/or purchase agreements, access to the contract or purchase agreement, or a short summary of the terms of the contract or purchase agreement prior to the first regularly scheduled City Council meeting each month or within 30 days after the contract or purchase agreements are fully executed following their final approval whichever is later.

(b) City Council shall approve contracts or agreements in excess of seventy-five thousand dollars (\$75,000.00), or the amount set forth in Section 103.04 of the Maumee Codified Ordinances as may be amended hereafter, whichever is greater, that are to be awarded after competitive bidding, by motion (which includes use of the consent agenda), ordinance, or resolution. The Mayor or person designated by City Council when approving contracts in excess of \$75,000 shall be authorized to execute any such contracts or agreements. The Mayor may designate in writing the Director of any Department in the Mayor's stead to execute such contracts or agreements as set forth in Article IV Section 5 of the Maumee Charter.

(c) City Council shall approve and authorize contracts, leases, or agreements in excess of seventy-five thousand dollars (\$75,000.00), or the amount set forth in Section 103.04 of the Maumee Codified Ordinances as may be amended hereafter, whichever is greater, that may be awarded without formal advertising and bidding for professional service contracts; or contracts for expenditures in time of any emergency as determined defined by Council; the purchase of new or used equipment at auctions; joint purchasing pursuant to agreements with other governmental units, whether state, local, or federal; sole source contracts where Council determines that formal competitive bidding is not practical or is not in the best interest of the Municipality; and any other circumstances as provided by ordinance or resolution. Approval and/or authorization of for all such contracts shall be by motion (which includes use of the consent agenda), or resolution of Council. The City Administrator, the person designated by council when approving such contacts or the Mayor shall be authorized to sign any such contracts or agreements, The Mayor may designate in writing the Director of any Department in the Mayor's stead to execute such contracts or agreements as set forth in Article IV Section 5 of the Maumee charter.

(d) City Council shall approve labor contracts or any other labor related agreements by motion or resolution. The Mayor shall be authorized to execute any such labor contracts or agreements, or

designate in writing the Director of any department in the Mayor's stead to execute such contracts or agreements as set forth in Article IV Section 5 of the Maumee Charter.

(e) The Mayor, City Administrator **or Public Service Director, are** authorized to execute amendments and/ or change orders to contracts which have already been duly authorized by Council and executed. If the amendment, or change order, involves the additional expenditure of funds that are in excess of ~~twenty percent of the contract price, Council shall approve such amendment or amendments by motion. City Council shall be presented with a copy of any change orders and the cost of any change orders.~~ **approve Change Orders, by written acknowledgement, not to exceed \$100,000 per amendment or change order, and which collectively for that contract do not exceed the lower of 20% of the approved contract amount or \$500,000. For all change orders in excess of the amount described previously, the contractor may not commence additional work or provide materials or supplies until authorized by Council. Under both thresholds, the signed change order, with a summarized tally of change orders, must be attached to change order request in the finance system. A change order is defined as an amendment to a previously agreed-upon contract resulting in a change in scope of work, the need for additional materials, additional cost and/or modification of the timeline for completion of the project or a portion thereof.**

(f) Waiver of Regulations. When City Council determines that it is in the best interests of the City, City Council may, by ordinance, **motion or resolution**, waive any of the provisions of this chapter.

SECTION 2. Ordinance 026-2023, or other Chapters or Ordinances, **or policies** of the Maumee Municipal Code except the provisions of Chapter 107 of the Maumee Codified Ordinances, in conflict herewith are hereby amended and/or repealed in part to reflect the foregoing changes;

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of council's committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements of the Charter of Maumee, Ohio.

First Reading October 20, 2025

Second Reading November 3, 2025

Motion to Pass: Second:

Yeas: Nays:

Passed: November 17, 2025.

ATTEST:

Municipal Clerk

Mayor

Approved as to form by:

Law Director

ORDINANCE NO. 031-2025
AN ORDINANCE REPEALING ORDINANCE 039-2021, TITLED AN
ORDINANCE TO GRANT EXPEDITED AUTHORITY FOR THE
SOLICITATION AND AWARDING OF CONTRACTS

WHEREAS, the City of Maumee enacted Ordinance 039-2021 of the Maumee Codified Ordinances which granted expedited authority for the solicitation and awarding of contracts due to the sewer emergency:

WHEREAS, the City of Maumee desires to repeal this Ordinance related to the sewer emergency.

WHEREFORE, BE IT ORDAINED by the Council for the City of Maumee, Ohio, that:

SECTION 1. That the City Council of the City of Maumee, Ohio, hereby repeals Ordinance 039-2021, Titled An Ordinance To Grant Expedited Authority for the Solicitation and Awarding of Contracts.

SECTION 2. That this repeal of Ordinance 039-2021, shall become effective on the date that this Ordinance is passed. That this repeal does not affect the prior operation of ordinance 039-2021 or any action taken thereunder or affect any validation, cure, right, privilege, obligation or liability previously acquired, accrued, accorded or incurred thereunder except as may be otherwise modified by subsequent Ordinances;

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

First Reading October 20, 2025
Second Reading November 3, 2025
Motion to Pass:
Yeas: Nays:
Passed: November 17, 2025

Second:

Mayor.

ATTEST:

Municipal Clerk.

Approved as to form by:

Law Director.

ORDINANCE NO. 029-2025

AN ORDINANCE AMENDING ORDINANCE 011-2025 IN PART AS TO ADMINISTRATOR SALARY

WHEREAS, ORDINANCE 011-2025 was passed setting certain rules, compensation, and regulations for the Department Directors of the City of Maumee, Ohio;

WHEREAS, an amendment to the salary schedule and range of said Ordinance and terms of employment for Department Directors of the city of Maumee should be made to address the salary range for the Administrator and the Directors.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1 . Council hereby finds and determines that it is necessary to Amend Section Ordinance 011-2025 and the heading in the salary chart of Section 19 of the Salaries, Compensation, Benefits, Terms and Conditions of Employment of Administrator And Department Directors as set forth in Ordinance 011-2025 so as to place and move the position of Administrator to the salary schedule and range as set forth in section 19 to the same schedule and range as the Director of Law, Director of Public Service and the Director of Finance all as set forth in Exhibit A attached hereto. Exhibit A is adopted as the salary range for Directors and the Administrator effective November 1, 2025.

SECTION 2. All other provisions of Ordinance 011-2025 remain in full force and effect.

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

Motion to waive three readings:

Second:

Yays: Nays:

Motion to Pass:

Second:

Yays: Nays:

Passed: October 20, 2025

Mayor.

ATTEST:

Municipal Clerk.

Approved as to form:

Law Director

Directors

	2025
Step	Administratror and Directors of Law, Finance and Public Service
	1.00%
A	\$122,265.94
B	\$133,380.60
C	\$144,495.65
D	\$155,610.70
E	\$166,726.76

	2026
Step	Administratror and Directors of Law, Finance and Public Service
	2.00%
A	\$124,711.26
B	\$136,048.21
C	\$147,385.56
D	\$158,722.91
E	\$170,061.30

	2027
Step	Administratror and Directors of Law, Finance and Public Service
	2.00%
A	\$127,205.49
B	\$138,769.18
C	\$150,333.27
D	\$161,897.37
E	\$173,462.52

RESOLUTION NO. 030-2025

APPROVING THE PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT PROJECTS UNDER OHIO REVISED CODE CHAPTER 1710; APPROVING THE NECESSITY OF ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF MAUMEE, OHIO IN COOPERATION WITH THE NORTHWEST OHIO ADVANCED ENERGY IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY

WHEREAS, as set forth in Ohio Revised Code Chapter 1710, the Ohio General Assembly has authorized property owners to include their properties within energy special improvement districts (“ESIDs”) upon a petition to a municipal corporation or township, which ESIDs are voluntary organizations of property owners who undertake special energy improvement projects for their properties and finance such special energy improvement projects by way of voluntary special assessments; and

WHEREAS, the Northwest Ohio Advanced Energy Improvement District (the “District”) was created under Ohio Revised Code Chapters 1702 and 1710 as an energy special improvement district and established pursuant to Resolution No. 207-11 of the Council of the City of Toledo, Ohio approved on May 18, 2011 (the “Creation Resolution”);

WHEREAS, pursuant to the Creation Resolution, the Initial Plan For the Improvements, Services, and Operation of the Toledo Ohio Advanced Energy Improvement District (as amended and supplemented from time to time, “the Program Plan”) was adopted as a plan for public improvements and public services under Ohio Revised Code Section 1710.02(F), which plan allows for additional properties within the City of Toledo, Ohio, any other municipal corporation or township in which a portion of the District’s territory is located, and any municipal corporation or township which is adjacent to any other municipal corporation or township in which a portion of the District’s territory is located to be added to the territory of the District (each a “Participating Political Subdivision”); and

WHEREAS, 1294 Conant, LLC (together with its affiliates or controlled entities, the “Owner”), as the owner of 100% of the real property affected hereby (as further described in Exhibit A to the Petition, the “Property”), has determined to submit, a *Petition for Special Assessments for Special Energy Improvement Projects* (the “Petition”), together with a *Supplemental Plan* (the “Supplemental Plan”) and Articles of Incorporation for the District, as amended (the “Amended Articles of Incorporation”), all in accordance with Ohio Revised Code Section 1710.02; and

WHEREAS, the Petition and Supplemental Plan request that the Project Site be added to the District and that the City of Maumee, Ohio (the “City”) levy special assessments on the Project Site to pay the costs of a special energy improvement project to be provided on the Project Site, all as described more particularly in the Petition and the Supplemental Plan (the “Project”); and

WHEREAS, the Petition is for the purpose of developing and implementing special energy improvement projects in furtherance of the purposes set forth in Section 2o of Article VIII of the Ohio Constitution, including, without limitation, the Project, and further, the Petition identifies the amount and length of the special assessments to be imposed with respect to the Project; and

WHEREAS, this City Council of the City (the "Council"), as mandated by Ohio Revised Code Section 1710.06, must approve or disapprove the Petition within 60 days of the submission of the Petition; and

WHEREAS, this Council has received, reviewed, and determined to approve the Petition, together with the Supplemental Plan and the Amended Articles of Incorporation; and

WHEREAS, by the Petition, the Owner requests that the Project be paid for by special assessments assessed upon the Property (the "Special Assessments") in an amount sufficient to pay the costs of the Project, which is estimated to be \$483,808.08, including the costs identified in Section 5 of this Resolution, and requests that the Project be undertaken cooperatively by the City, the District, and such other parties as the City may deem necessary or appropriate; and

WHEREAS, this Council, pursuant to Ohio Revised Code Section 1710.02(G)(4), has determined that the energy special improvement project to be constructed and implemented on the Project Site is not required to be owned exclusively by the City for its purposes, for uses determined by this Council, as the legislative authority of the City as those that will promote the welfare of the people of the City; to improve the quality of life and the general and economic well-being of the people of City; to better ensure the public health, safety, and welfare; to protect water and other natural resources; to provide for the conservation and preservation of natural and open areas and farmlands, including by making urban areas more desirable or suitable for development and revitalization; to control, prevent, minimize, clean up, or mediate certain contamination of or pollution from lands in the state and water contamination or pollution; or to provide for safe and natural areas and resources; and

WHEREAS, Ohio Revised Code Section 1710.06(C) provides that a political subdivision which has approved a petition for special assessments for public improvements in an energy special improvement district and a plan pursuant to Ohio Revised Code Sections 1710.02(F) and 1710.06 shall levy the requested special assessments pursuant to Ohio Revised Code Chapter 727; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Maumee, Lucas County, Ohio, that:

Section 1. Approval. This Council approves the Petition, the Supplemental Plan, and the amended Articles of Incorporation now on file with the Clerk of the Council.

Section 2. Definitions. Each capitalized term not otherwise defined in this Resolution or by reference to another document shall have the meaning assigned to it in the Petition.

Section 3. Transfer of Energy Special Improvement Project. That pursuant to Ohio Revised Code Section 1710.02(G)(4), this Council determines that the Project is not required to be owned exclusively by the City for its purposes, for uses determined by this Council, as the legislative authority of the City, as those that will promote the welfare of the people of such participating political subdivision; to improve the quality of life and the general and economic well-being of the people of the City; to better ensure the public health, safety, and welfare; to protect water and other natural resources; to provide for the conservation and preservation of natural and open areas and farmlands, including by making urban areas more desirable or suitable for development and revitalization; to control, prevent, minimize, clean up, or mediate certain contamination of or pollution from lands in the state and water contamination or pollution; or to provide for safe and natural areas and resources. This Council accordingly authorizes the Board of Directors of the District (the "Board") to act as its agent to sell, transfer, lease, or convey the Project. The consideration the Board must obtain from any sale, transfer, lease, or conveyance of the special energy improvement project on the Project Site is any consideration greater than or equal to One Dollar and Zero Cents (\$1.00).

Section 4. Consent to Addition. This Council hereby approves and consents to (i) any addition of real property to the territory of the District within the boundaries of any municipal corporation or any township which is contiguous to a Participating Political Subdivision of the District; (ii) the addition of the municipal corporation or township in which such real property is located as a Participating Political Subdivision of the District; and (iii) any amendment to the Amended Articles of Incorporation necessary to recognize or effect such addition.

Section 5. Public Necessity of Special Assessments. This Council declares necessary, and a vital and essential public purpose of the City, to improve the Property, which is located at 1294 Conant St., Maumee, Ohio 43537 in the City, by providing for the acquisition, construction, and improvement of the Project by the Owner, as set forth in the Petition and the Supplemental Plan, and providing for the payment of the costs of the Project, including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing, and inspection costs; the amount of any damages resulting from the Project and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the Owner or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued or incurred, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District or the Toledo-Lucas County Port Authority as its conduit financing entity to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, the Toledo-Lucas County Port Authority, or another issuer of notes or bonds to pay the costs of the Project; together with all other necessary expenditures, all as more fully described in the Petition, the Supplemental Plan,

and profiles, specifications, and estimates of cost of the Project, all of which are on file with the fiscal officer and open to the inspection of all persons interested.

Section 6. One Project. This Council determines that the Project's elements are so situated in relation to each other that in order to complete the acquisition and improvement of the Project's elements in the most practical and economical manner, they should be acquired and improved at the same time, with the same kind of materials, and in the same manner; and that the Project's elements shall be treated as a single improvement, pursuant to Ohio Revised Code Section 727.09, and the Project's elements shall be treated as a joint improvement to be undertaken cooperatively by the City and the District pursuant to Ohio Revised Code Section 9.482 and Ohio Revised Code Chapter 1710.

Section 7. Approval of Plans. The plans and specifications and total cost of the Project now on file in the office of the Clerk of Council are approved, subject to changes as permitted by Ohio Revised Code Chapter 727. The Project shall be made in accordance with the plans, specifications, profiles, and estimate of costs for the Project.

Section 8. Public Necessity of Project. This Council determines and declares that the Project is an essential and vital public, governmental purpose of the City as a Special Energy Improvement Project, as defined in Ohio Revised Code Section 1710.01(I); and that in order to fulfill that essential and vital public purpose of the City, it is necessary and proper to provide, in cooperation with the District, for the acquisition, construction, and improvement of the Project in the manner contemplated by the Petition and the Supplemental Plan. This Council determines and declares that the Project is conducive to the public peace, health, safety and welfare of the City and the inhabitants of the City.

Section 9. Allocation of Costs of Project. Pursuant to and subject to the provisions of a valid Petition signed by the owners of one hundred percent (100%) of the Property, the entire cost of the Project shall be paid by the Special Assessments levied against the Property, which is the benefited property. The provisions of the Petition and the Supplemental Plan are ratified, adopted, approved and incorporated into this Resolution as if set forth in full in this Resolution. The portion of the costs of the Project allocable to the City will be zero percent (0%). The City does not intend to issue securities in anticipation of the levy or the collection of the Special Assessments.

Section 10. Assessment Method. The method of levying the Special Assessments shall be in proportion to the benefits received, allocated among the parcels constituting the Property as set forth in the Petition and the Supplemental Plan.

Section 11. Property. The lots or parcels of land to be assessed for the Project shall be the Property, described in Exhibit A to the Petition, all of which lots and lands are determined to be specially benefited by the Project.

Section 12. Assessment Schedule. The Special Assessments shall be levied and paid in 28 semi-annual installments pursuant to the list of estimated Special Assessments set forth in the Petition and the Supplemental Plan (which list is incorporated herein by reference), and the Owner

has waived its option to pay the Special Assessment in cash within 30 days after the first publication of the notice of the assessing ordinance.

The aggregate amount of Special Assessments estimated to be necessary to pay the costs of the Project is \$483,808.08. Each semi-annual Special Assessment payment represents payment of a portion of the principal of and interest on obligations issued or incurred to pay the costs of the Project and of administrative expenses. The interest portion of the Special Assessments, together with amounts used to pay administrative expenses, shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District to be substantially equivalent to the fair market rate that would have been borne by notes or bonds had notes or bonds been issued by the City or another issuer of notes or bonds to pay the costs of the Project. In addition to the Special Assessments, the County Auditor of Lucas County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount will be added to the Special Assessments by the County Auditor of Lucas County, Ohio.

Section 13. Fiscal Officer to File Estimate of Special Assessments. The fiscal officer's or the fiscal officer's designee is authorized and directed to prepare and file in the office of the Clerk of Council the estimated Special Assessments for the cost of the Project in accordance with the method of assessment set forth in the Petition, the Supplemental Plan, and this Resolution, showing the amount of the assessment against each lot or parcel of land to be assessed.

Section 14. Notice to Property Owner. The fiscal officer or the fiscal officer's designee is authorized, pursuant to Ohio Revised Code Section 727.12, to cause the Special Assessments to be levied and collected at the earliest possible time including, if applicable, prior to the completion of the acquisition and construction of the Project.

Section 15. Collection of Special Assessments. The Special Assessments will be used by the City to pay the costs of the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

Section 16. Appropriation of Special Assessments. The Special Assessments will be used by the City to pay the cost of the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

Section 17. Acceptance of Waiver of Process. This Council accepts and approves the waiver of all further notices, hearings, claims for damages, rights to appeal and other rights of property owners under the law, including but not limited to those specified in the Ohio Constitution, Ohio Revised Code Chapter 727, Ohio Revised Code Chapter 1710, and the Charter of the City, and consents to the immediate imposition of the Special Assessments upon the Property. This waiver encompasses, but is not limited to, waivers by the Owner of the following rights:

- (i) The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;
- (ii) The right to limit the amount of the Special Assessments under Ohio Revised Code Sections 727.03 and 727.06;
- (iii) The right to file an objection to the Special Assessments under Ohio Revised Code Section 727.15;
- (iv) The right to the establishment of, and any proceedings by and any notice from an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;
- (v) The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- (vi) The right to notice that bids or quotations for the Project may exceed estimates by 15%;
- (vii) The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251;
- (viii) The right to notice of the passage of the assessing Resolution under Ohio Revised Code Section 727.26; and
- (ix) Any and all procedural defects, errors, or omissions in the Special Assessment process.

Section 18. Compliance with Open Meetings Requirements. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this legislative resolution were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Section 19. Effective Date. This Resolution is hereby declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that this Resolution is necessary for the immediate preservation of the public peace, health, and safety in that such energy special improvement project must access funding available to it for a limited time.

[Signature Page Follows]

Motion to declare an emergency:

Seconded:

Yeas: Nays:

Motion to approve:

Seconded:

Yeas: Nays:

PASSED: October 20, 2025

Mayor

ATTEST:

Clerk of Council

Approved as to form by:

Law Director

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Resolution No. _____ duly adopted by the Council of the City of Maumee, Ohio on _____.

Clerk of Council
City of Maumee, Ohio

ORDINANCE NO. 032-2025

DETERMINING TO PROCEED WITH THE ACQUISITION, CONSTRUCTION, AND IMPROVEMENT OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF MAUMEE, OHIO IN COOPERATION WITH THE NORTHWEST OHIO ADVANCED ENERGY IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY

WHEREAS, the Council (“Council”) of the City of Maumee, Ohio (the “City”) duly adopted Resolution No. _____ on _____ (the “Resolution of Necessity”), (i) declaring the necessity of acquiring, constructing, and improving a special energy improvement project (the “Project,” as more fully described in the Petition referenced in this Ordinance) located on real property owned by 1294 Conant, LLC (together with its affiliates or controlled entities, the “Owner”) at 1294 Conant St. within the City (the “Property,” as more fully described in Exhibit A to the Petition); (ii) providing for the acquisition, construction, and improvement of the Project by the Owner, as set forth in the Owner’s *Petition for Special Assessments For Special Energy Improvement Projects* (the “Petition”), including by levying and collecting special assessments to be assessed upon the Property (the “Special Assessments”) in an amount sufficient to pay the costs of the Project, which is estimated to be \$483,808.08, including other related costs of financing the Project, which may include, without limitation, the payment of principal of and interest on nonprofit corporate obligations issued to pay the costs of the Project and other interest, financing, credit enhancement, and issuance expenses and ongoing trustee fees and Northwest Ohio Advanced Energy Improvement District (the “District”) administrative fees and expenses; and (iii) determining that the Project will be treated as a special energy improvement project to be undertaken cooperatively by the City and the District; and

WHEREAS, the claims for damages alleged to result from, and objections to, the Project have been waived by one hundred percent (100%) of the Owners, and no claims for damages alleged to result from, or objections to, the Project have been filed within the times prescribed by Sections 727.15 and 727.18 of the Ohio Revised Code; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maumee, Lucas County, Ohio, that:

Section 1. Definitions. Each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

Section 2. Determination to Proceed. This Council declares that its intention is to proceed or to cooperate with the District to proceed with the acquisition, construction, and improvement of the Project described in the Petition and the Resolution of Necessity. The Project shall be made in accordance with the provisions of the Resolution of Necessity and with the plans, specifications, profiles, and estimates of cost previously approved and now on file with the fiscal officer and the Clerk of Council.

Section 3. Special Assessments. The Special Assessments to pay costs of the Project, which are estimated to be \$483,808.08 including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing, and inspection costs; the amount of any damages resulting from the Project and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the Owner or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued or incurred, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District or the Toledo-Lucas County Port Authority as its conduit financing entity to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, the Toledo-Lucas County Port Authority, or another issuer of notes or bonds to pay the costs of the Project; together with all other necessary expenditures, shall be assessed against the Property in the manner and in the number of semi-annual installments provided in the Petition and the Resolution of Necessity. Each semi-annual Special Assessment payment represents the payment of a portion of any principal repayment and interest and administrative fees payable with respect to the Project. The Special Assessments shall be assessed against the Property commencing in tax year 2026 for collection in 2027 and shall continue through tax year 2039 for collection in 2040. In addition to the Special Assessments, the County Auditor of Lucas County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount, if imposed, will be added to the Special Assessments by the County Auditor of Lucas County, Ohio.

Section 4. Amount of Assessments. The estimated Special Assessments for costs of the Project prepared and filed in the office of the Clerk of Council and in the office of the fiscal officer, in accordance with the Resolution of Necessity, are adopted.

Section 5. Certification to County Auditor. In compliance with Ohio Revised Code Section 319.61, the Clerk of Council is directed to deliver a certified copy of this Ordinance to the County Auditor of Lucas County, Ohio within 15 days after the date of its passage.

Section 6. Contracts. All contracts for the construction of the Project will be let in accordance with the Petition, the Program Plan, and the Supplemental Plan, and the costs of the Project shall be financed as provided in the Resolution of Necessity.

Section 7. Compliance with Open Meetings Requirements. Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

Section 8. Effective Date. This Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety in that such energy special improvement project must access funding available to it for a limited time.

[Signature Page Follows]

Motion to declare an emergency:

Seconded:

Yeas: Nays:

Motion to approve:

Seconded:

Yeas: Nays:

PASSED: October 20, 2025

Mayor

ATTEST:

Clerk of Council

Approved as to form by:

Law Director

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. _____ duly adopted by the Council of the City of Maumee, Ohio on _____, and that a true copy of such Ordinance was certified to the County Auditor of Lucas County, Ohio within 15 days after its passage.

Clerk of Council
City of Maumee, Ohio

RECEIPT OF COUNTY AUDITOR FOR
LEGISLATION DETERMINING TO
PROCEED WITH ACQUISITION, CONSTRUCTION,
AND IMPROVEMENT OF CERTAIN PUBLIC
IMPROVEMENTS IN THE CITY OF MAUMEE, OHIO
IN COOPERATION WITH THE NORTHWEST OHIO ADVANCED ENERGY
IMPROVEMENT DISTRICT

I, Katie Moline, the duly elected, qualified, and acting Auditor in and for Lucas County, Ohio hereby certify that a certified copy of Ordinance No. _____ duly adopted by the Council of the City of Maumee, Ohio on _____, determining to proceed with the acquisition, construction, and improvement of certain public improvements in the City of Maumee, Ohio in cooperation with the Northwest Ohio Advanced Energy Improvement District, was filed in this office on _____, 2025.

WITNESS my hand and official seal at Toledo, Ohio on _____, 2025.

[SEAL]

Auditor
Lucas County, Ohio

ORDINANCE NO. 033-2025

LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF
ACQUIRING, CONSTRUCTING, AND IMPROVING CERTAIN
PUBLIC IMPROVEMENTS IN THE CITY OF MAUMEE, OHIO
IN COOPERATION WITH THE NORTHWEST OHIO
ADVANCED ENERGY IMPROVEMENT DISTRICT; AND
DECLARING AN EMERGENCY

WHEREAS, this Council (the “Council”) of the City of Maumee, Ohio (the “City”) duly adopted Resolution No. _____ on _____ (the “Resolution of Necessity”) and declared the necessity of acquiring, constructing, improving and installing a special energy improvement project (the “Project”), as described in the Resolution of Necessity and as set forth in the Owner’s *Petition for Special Assessments For Special Energy Improvement Projects* (the “Petition”) on file with the Clerk of Council; and

WHEREAS, this Council duly passed Ordinance No. _____ on _____ and determined to proceed with the Project and adopted the estimated Special Assessments (as defined in the Resolution of Necessity) filed with the Clerk of Council and the fiscal officer pursuant to the Resolution of Necessity.

WHEREAS, the actual costs of the Project have been ascertained and have been certified to the City in the Petition and the Supplemental Plan for the Project; and

WHEREAS, the City intends to enter into a Special Assessment Agreement (the “Special Assessment Agreement”) to provide for the security for the Project Advance (as defined in the Special Assessment Agreement) and for administration of payments on the Project Advance and related matters with the District; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Maumee, Lucas County, Ohio, that:

Section 1. Definitions. Each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

Section 2. Special Assessments. The list of Special Assessments to be levied and assessed on the Property in an amount sufficient to pay the costs of the Project, which is \$483,808.08, including other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, and District administrative fees and expenses, which costs were set forth in the Petition and previously reported to this Council and are now on file in the offices of the Clerk of Council and the fiscal officer, is adopted and confirmed, and that the Special Assessments are levied and assessed on the Property. The interest portion of

the Special Assessments, which shall accrue at the annual rate of 6.30%, together with amounts used to pay administrative expenses, has been determined by the District and the Toledo-Lucas County Port Authority (the "Authority") to be substantially equivalent to the fair market rate that would have been borne by notes or bonds been issued by the Authority, which Authority is working cooperatively with the District and the City to facilitate the financing of the costs of the Project.

The Special Assessments are assessed against the Property commencing in tax year 2026 for collection in 2027 and shall continue through tax year 2039 for collection in 2040. The semi-annual installments of the Special Assessments shall be collected in each calendar year equal to a maximum semi-annual amount of Special Assessments as shown in Exhibit A, attached hereto and incorporated into this Ordinance.

All Special Assessments shall be certified by the fiscal officer to the County Auditor pursuant to the Petition and Ohio Revised Code Chapter 727.33 to be placed on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

The Special Assessments shall be allocated among the parcels constituting the Property as set forth in the Petition and the List of Special Assessments attached hereto and incorporated into this Ordinance as Exhibit A.

Section 3. Amount of Special Assessments. This Council finds and determines that the Special Assessments are in proportion to the special benefits received by the Property as set forth in the Petition and are not in excess of any applicable statutory limitation.

Section 4. Waiver of Cash Settlement. 1294 Conant, LLC (together with its affiliates or controlled entities, the "Owner") has waived its right to pay the Special Assessments in cash, and all Special Assessments and installments of the Special Assessments shall be certified by the fiscal officer to the County Auditor of Lucas County, Ohio as provided by the Petition and Ohio Revised Code Section 727.33 to be placed by him or her on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

Section 5. Appropriation of Special Assessments. The Special Assessments will be used by the City to pay the cost of the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

Section 6. Special Assessments File. The fiscal officer shall keep the Special Assessments on file in the Office of the fiscal officer.

Section 7. Certification to County Auditor. In compliance with Ohio Revised Code Section 319.61, the Clerk of the Council is directed to deliver a certified copy of this Ordinance to the County Auditor of Lucas County, Ohio within 20 days after its passage.

Section 8. Approving the Special Assessment Agreement. This Council hereby approves the Special Assessment Agreement, a copy of which is on file in the office of the Clerk of Council. The Mayor, or other appropriate officer of the City, or any of them shall sign and deliver, in the name and on behalf of the City, the Special Assessment Agreement, in substantially the form as is now on file with the Clerk of Council. The Special Assessment Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor, or other appropriate officer of the City, or any of them on behalf of the City, all of which shall be conclusively evidenced by the signing of the Special Assessment Agreement or amendments to the Special Assessment Agreement.

Section 9. Agreements. The City is hereby authorized to enter into such other agreements that are not inconsistent with the Resolution of Necessity and this Ordinance and that are approved by the Mayor, the Law Director, the Auditor, or other appropriate officer of the City, or any of them on behalf of the City, all of which shall be conclusively evidenced by the signing of such agreements or any amendments to such agreements.

Section 10. Compliance with Open Meetings Requirements. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

Section 11. Effective Date. This Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately from and after its passage. The reason for the emergency lies in the fact that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety in that such energy special improvement project must access funding available to it for a limited time.

[Signature Page Follows]

Motion to declare an emergency:

Seconded:

Yeas: Nays:

Motion to approve:

Seconded:

Yeas: Nays:

PASSED: October 20, 2025

Mayor

ATTEST:

Clerk of Council

Approved as to form by:

Law Director

EXHIBIT A

**LIST OF SPECIAL ASSESSMENTS AND
SCHEDULE OF SPECIAL ASSESSMENTS**

LIST OF SPECIAL ASSESSMENTS

<u>Name</u>	<u>Assessed Properties Description</u>	<u>Portion of Benefit and Special Assessment</u>	<u>Amount of Special Assessment</u>
1294 Conant, LLC	36-01687	17%	\$ 88,122.30
1294 Conant, LLC	36-01653	17%	\$ 88,122.30
1294 Conant, LLC	36-01651	66%	\$342,121.20

SCHEDULE OF SPECIAL ASSESSMENTS
FOR LUCAS COUNTY PARCEL NOS.:

36-01687, 36-01653, and 36-01651*

The following schedule of Special Assessment charges shall be certified for collection in semi-annual installments to be collected with first-half and second-half real property taxes in calendar years 2027 through 2040:

The energy efficiency savings for the project are expected to be 15% or more annually and consist of the following energy efficiency elements:

1. Roofing
2. Doors
3. HVAC
4. Lighting

Total project cost: \$298,000.00

Total cost including financing and other charges: \$346,819.51

Number of semi-annual installments: 30

Total direct payments prior to establishment of assessment to be collected*: \$34,557.72

Total assessment payments to be collected: \$483,808.08

Estimated annual assessment payment**: \$34,557.72

Estimated semi-annual special assessments for 14 years**: \$17,278.86

First annual assessment due: January 31, 2027***

Note: Lucas County may add a processing charge to the assessment amount.

Special Assessment Date	Aggregate Special Assessment Amount	Special Assessment Parcel #36-01651	Special Assessment Parcel #36-01653	Special Assessment Parcel #36-01687
*	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
*	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2027	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2027	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2028	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2028	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2029	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2029	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2030	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2030	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2031	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2031	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2032	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2032	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
1/31/2033	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41
7/31/2033	\$ 17,278.86	\$ 11,404.04	\$ 2,937.41	\$ 2,937.41

1/31/2034	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2034	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2035	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2035	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2036	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2036	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2037	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2037	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2038	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2038	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2039	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2039	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
1/31/2040	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
7/31/2040	\$	17,278.86	\$	11,404.04	\$	2,937.41	\$	2,937.41
Total Payments	\$	518,365.80						

** The County Auditor of Lucas County, Ohio may impose a special assessment collection fee with respect to each Special Assessment payment. If imposed, this special assessment collection fee will be added by the County Auditor of Lucas, Ohio to each Assessment payment.

*** Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified in this Schedule of Special Assessments are subject to adjustment by the County Auditor of Lucas County, Ohio under certain conditions.

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. _____ duly adopted by the Council of the City of Maumee, Ohio on _____, and that a true copy of such Ordinance was certified to the County Auditor of Lucas County, Ohio within 20 days after its passage.

Clerk of Council
City of Maumee, Ohio

RECEIPT OF COUNTY AUDITOR FOR
LEGISLATION LEVYING SPECIAL ASSESSMENTS
FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING,
AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS
IN THE CITY OF MAUMEE, OHIO IN COOPERATION WITH
THE NORTHWEST OHIO ADVANCED ENERGY IMPROVEMENT DISTRICT

I, Katie Moline, the duly elected, qualified, and acting Auditor in and for Lucas County, Ohio hereby certify that a certified copy of Ordinance No. _____, duly adopted by the Council of the City of Maumee, Ohio on _____, levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Maumee, Ohio in cooperation with the Northwest Ohio Advanced Energy Improvement District, including the List of Special Assessments and Schedule of Special Assessments, which Special Assessment charges shall be certified for collection in 28 semi-annual installments to be collected with first-half and second-half real property taxes in calendar years 2027 through 2040, was filed in this office on _____, 2025.

WITNESS my hand and official seal at Toledo, Ohio on _____, 2025.

[SEAL]

Auditor
Lucas County, Ohio