

NOTICE OF PROCEEDINGS MEETING
City Council of the City of Defiance, Ohio
Charles D. Beard Council Chambers
City Hall, 631 Perry Street, Defiance, OH 43512

REGULAR MEETING OF COUNCIL
TUESDAY FEBRUARY 24, 2026
7:00 P.M.

PUBLIC HEARING:

ITEM 2: MAP AMENDMENT/REZONING REQUEST, VARIANCE REQUESTS, & PLAT REVIEW
PROJECT LOCATION: 0 AYERSVILLE AVENUE, DEFIANCE, OH 43512.
APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC, 2716 SOUTH STATE ROUTE 66, DEFIANCE OH 43512

Parcel J09-0031-0-020-00 is approximately 33.8 acres located in Section 31 SE PT NW & Englewood Addition & Ext Lot 23 in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a map amendment from the R-1: Low Density Residence District to the PUD: Planned Unit Development Overlay District. Variances are also being requested and a plat review.

SPECIAL GUEST: NONE

JANUARY 2026 FINANCIAL REPORTS

FIRST READING: AN ORDINANCE AUTHORIZING AND RATIFYING ENTRY INTO A CONTRACT FOR THE PURCHASE OF ELECTRICITY FOR STREET LIGHTS AND DECLARING AN EMERGENCY

FIRST READING: AN ORDINANCE AUTHORIZING A CONTRACT FOR THE CONSTRUCTION OF THE OTTAWA AVENUE CORRIDOR IMPROVEMENTS PROJECT AND DECLARING AN EMERGENCY

STUDY SESSION: NONE

CITIZEN CONCERNS: NAME & ADDRESS FOR THE RECORD (5 MINS)

LIAISON ASSIGNMENTS	TIME P.M.	DATE (2026)	AGENDA
COMMITTEE OF A WHOLE <i>McMASTER</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
BUILDING & LANDS <i>ENGEL</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
ECONOMIC DEVELOPMENT <i>HANCOCK</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
FINANCE & BUDGET <i>WAXLER</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
POLICE & FIRE <i>CORBITT</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
PUBLIC RELATIONS <i>KRUTSCH</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
PUBLIC UTILITIES, GAS & LIGHTS <i>KAUFMAN</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
SEWER & SANITATION <i>KAUFMAN</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
STREETS & SIDEWALKS <i>MAST</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
WATERWORKS – SERVICE <i>KRUTSCH</i>	7:00	TUESDAY - FEBRUARY	NO MEETING
TRAFFIC COMMISSION: <i>MACK</i> . Mayor. Zeedyk. Herbert. Wittkop. Sprow. Waxler. Mast. Krutsch	5:00	TUESDAY - FEBRUARY	NO MEETING
BOARD OF CONTROL MEETING: <i>MAYOR</i> . Mack. O’Donnell. Sprague	1:30 MONDAY 9:00 A.M. THURSDAY	MONDAY and THURSDAY	POSTED AT 631 PERRY STREET MEETINGS IN FRONT CONFERENCE ROOM



DATE: February 12, 2026

TO: Members of City Council
Mike McCann, Mayor
Ryan Mack, City Administrator
Sean O'Donnell, City Law Director

FROM: Kim Sprague, Finance Director

SUBJECT: Official Approval in Minutes of Various – **2026 Financial Reports**

Listed below are Monthly Financial Reports for your review and approval to be recorded in City Council minutes:

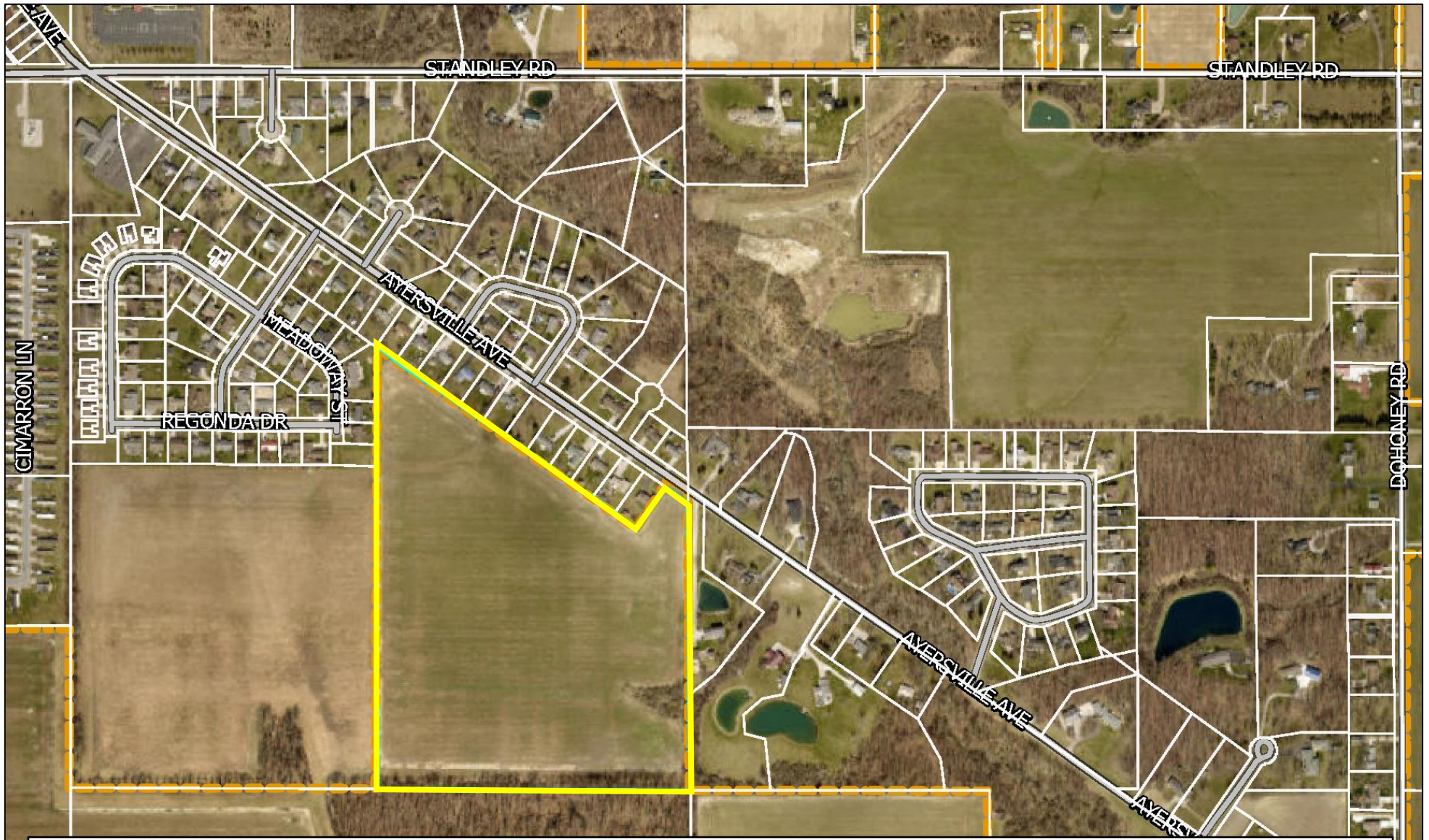
- Bank Reconciliation for January 2026
- Expense Report through January 2026
- Revenue Report through January 2026
- Statement of Cash through January 2026

I respectfully request a motion for the record to accept and approve the reports as presented. Thank you for your consideration, please let me know if you have any questions.

Kim Sprague

KDS:cah

*attachments



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NOTE: SURVEY BEARINGS BASED ON OHIO NORTH ZONE STATE PLANE COORDINATES OBTAINED FROM THE OHIO DOT VRS NETWORK

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BEYOND THE DEED DOCUMENTS CITED ON THE SURVEY DRAWING. THERE MAY BE UNRECORDED EASEMENTS AND/OR ENCUMBRANCES BENEFITING OR ENCUMBERING THE SURVEYED PROPERTY WHICH ARE NOT SHOWN ON THIS DRAWING.

JEFFREY S. BISHKE TRUSTEE
OR BOOK 431 PG 1193
3.777 ACRES
PN 04-0178-B-056-00

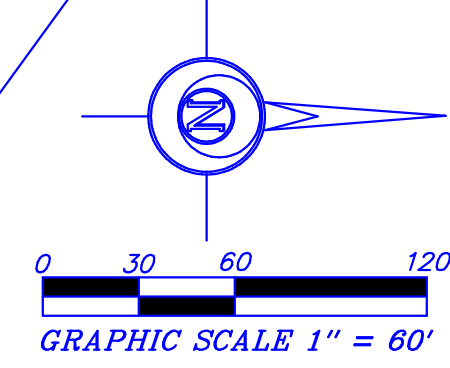
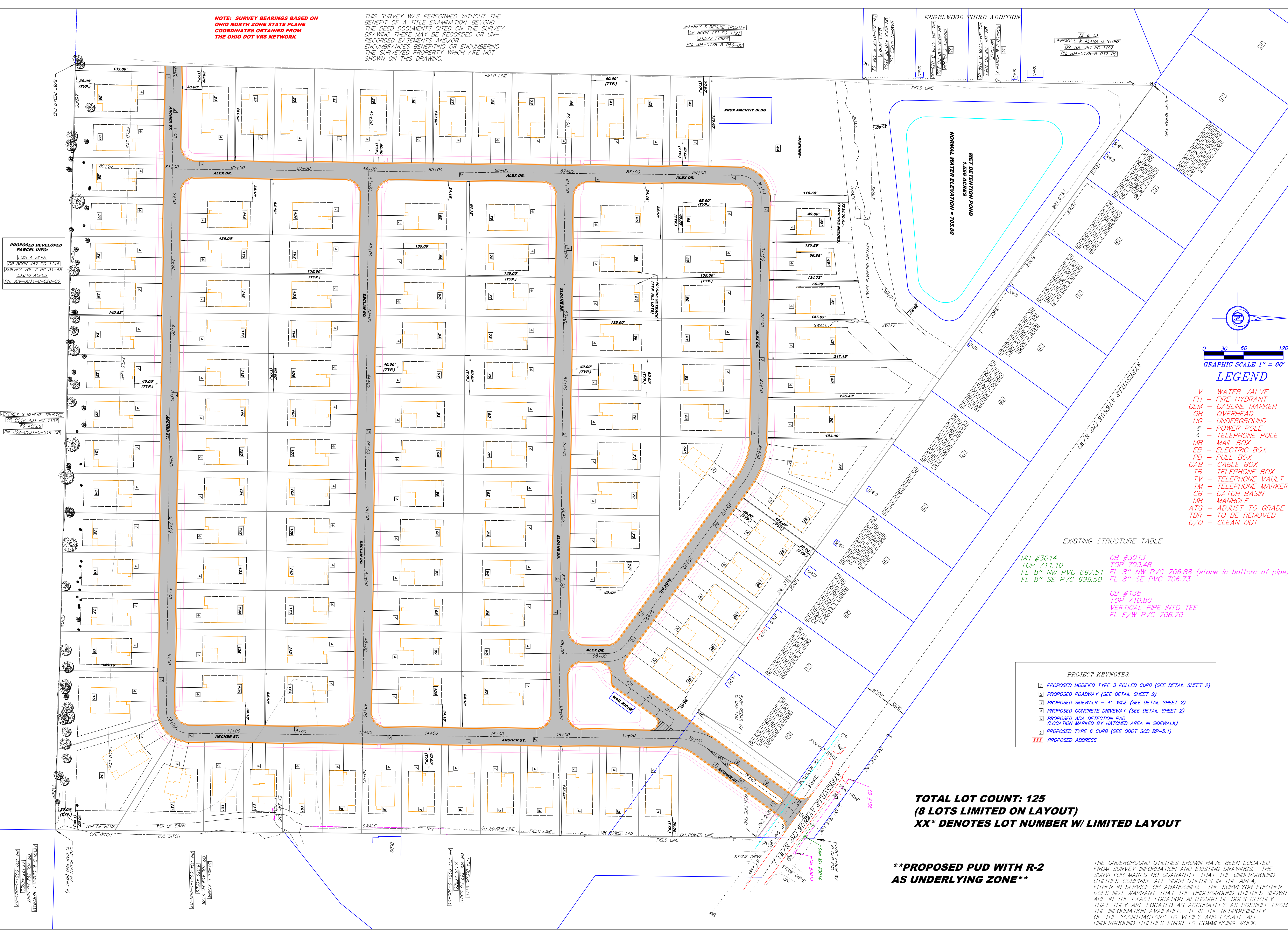
ENGELWOOD THIRD ADDITION

32 & 33
JEREMY L. & ALANA M. STORK
OR VOL 391 PG 1402
PN 04-0178-B-032-00

PROPOSED DEVELOPED PARCEL INFO:
LOS A SLEER
OR BOOK 467 PG 1144
SURVEY VOL 2 PG 31-46
33.610 ACRES
PN 09-0031-0-020-00

JEFFREY S. BISHKE TRUSTEE
OR BOOK 431 PG 1193
69 ACRES
PN 09-0031-0-019-00

JEFFREY S. BISHKE TRUSTEE
OR BOOK 431 PG 1193
69 ACRES
PN 09-0031-0-019-00



- LEGEND**
- V - WATER VALVE
 - FH - FIRE HYDRANT
 - GLM - GAS LINE MARKER
 - OH - OVERHEAD
 - UG - UNDERGROUND
 - ⊕ - POWER POLE
 - ⊕ - TELEPHONE POLE
 - MB - MAIL BOX
 - EB - ELECTRIC BOX
 - PB - PULL BOX
 - CAB - CABLE BOX
 - TB - TELEPHONE BOX
 - TV - TELEPHONE VAULT
 - TM - TELEPHONE MARKER
 - CB - CATCH BASIN
 - MH - MANHOLE
 - ATG - ADJUST TO GRADE
 - TBR - TO BE REMOVED
 - C/O - CLEAN OUT

EXISTING STRUCTURE TABLE

MH #3014
TOP 711.10
FL 8" NW PVC 697.51
FL 8" SE PVC 699.50

CB #3013
TOP 709.48
FL 8" NW PVC 706.88 (stone in bottom of pipe)
FL 8" SE PVC 706.73

CB #138
TOP 710.80
VERTICAL PIPE INTO TEE
FL E/W PVC 708.70

- PROJECT KEYNOTES:**
- 1 PROPOSED MODIFIED TYPE 3 ROLLED CURB (SEE DETAIL SHEET 2)
 - 2 PROPOSED ROADWAY (SEE DETAIL SHEET 2)
 - 3 PROPOSED SIDEWALK - 4' WIDE (SEE DETAIL SHEET 2)
 - 4 PROPOSED CONCRETE DRIVEWAY (SEE DETAIL SHEET 2)
 - 5 PROPOSED ADA DETECTION PAD (LOCATION MARKED BY HATCHED AREA IN SIDEWALK)
 - 6 PROPOSED TYPE 6 CURB (SEE ODOT SCD BP-5.1)
 - XXXX PROPOSED ADDRESS

**TOTAL LOT COUNT: 125
(8 LOTS LIMITED ON LAYOUT)
XX* DENOTES LOT NUMBER W/ LIMITED LAYOUT**

****PROPOSED PUD WITH R-2
AS UNDERLYING ZONE****

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE RESPONSIBILITY OF THE "CONTRACTOR" TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

**SITE PLAN
PRESTON LANDING
AYERSVILLE AVE
DEFIANCE, OHIO 43512**

SCALE 1" = 60'
JOB #25-138

REVIEWED BY: XXX X/XX/25
DESIGNED BY: RDL 11/11/25

C101

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND RATIFYING ENTRY INTO A CONTRACT FOR THE PURCHASE OF ELECTRICITY FOR STREET LIGHTS AND DECLARING AN EMERGENCY

WHEREAS, the City purchases electricity for its network of street lights requiring an estimated 1,004,000 kWh per year at an *estimated* cost of \$0.052/kWh; and,

WHEREAS, the current contract for electrical service expires in May 2026; and,

WHEREAS, Council finds that a long-term, thirty-six-month contract is in the best interests of the City due to anticipated volatility in energy markets;

Now therefore, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

Section 1: The City Administrator is authorized to enter into an energy purchase agreement with the electricity supplier who offers the lowest and best price offer on the date of execution for a term of thirty-six (36) months. All actions of the City Administrator in securing this contract are hereby ratified and adopted.

Section 2: The Finance Director is authorized to pay the costs from Section 1, as they come due, from appropriated funds allocated by expenditure from the respective line items of the 2026-2029 annual budgets.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Ordinance is declared to be an emergency measure necessary to preserve the health, safety, or welfare of the community for the reason that immediate execution of an energy purchase agreement is necessary to control costs in the current energy market. As such, this Ordinance shall be effective immediately upon passage by an affirmative vote of not less than five (5) Members of Council and approval of the Mayor.

Passed: _____, 2026

President of Council

Votes in Favor of Adoption: _____

Votes Opposed to Adoption: _____

Attest: _____, Clerk

Approved: _____, 2026

Mayor

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A CONTRACT FOR THE CONSTRUCTION OF THE OTTAWA AVENUE CORRIDOR IMPROVEMENTS PROJECT AND DECLARING AN EMERGENCY

WHEREAS, the City has identified the need to improve the pedestrian network along Ottawa Avenue and connect it to the sidewalk along Cleveland Avenue; and,

WHEREAS, the City also desires to replace the aging waterline along Ottawa Avenue and reconstruct Ottawa Avenue from the Agnes Street intersection to the Petain Street intersection; and,

WHEREAS, Council authorized a Community Development Block Grant application to the Ohio Department of Development for this project in Ordinance No. 8587 on June 4, 2024; and,

WHEREAS, the City obtained grant funding from multiple sources in support of the project totaling \$1,744,828.00; and,

WHEREAS, the City Engineer solicited competitive bids and Advanced Excavating and Demolition, LLC of McComb, OH submitted the lowest and best bid of \$2,738,736.50; and,

WHEREAS, Council finds that this project supports the goal of maintaining critical infrastructure and improving connectivity throughout its network of streets, waterlines, and sidewalks;

Now therefore, be it enacted by the Council of the Municipality of Defiance, Ohio, that:

Section 1: The City Administrator is directed to award a contract to Advanced Excavating and Demolition, LLC to construct the Ottawa Avenue Corridor Improvements Project No. 2004 according to the specifications on file with the City Engineer and according to the successful bid dated February 10, 2026 at the total price of \$2,738,736.50.

Section 2: The Finance Director is authorized to pay the contract price from Section 1 from appropriated funds allocated by expenditure from Line 403-901-52-978105 of the 2026 annual budget.

Section 3: It is found and determined that all legislative actions pertaining to the adoption of this Ordinance were taken in Public Session and that all deliberations that affected or influenced any such legislative act, including all deliberations in Committee, were conducted in Public Session or in Executive Session duly convened in accordance with law.

Section 4: This Ordinance is declared to be an emergency measure necessary to preserve the health, safety, or welfare of the community for the reason that R.C. §153.12(A) requires the award of a contract within sixty days after the date on which the bids are opened or the delay invalidates the entire bid proceedings. As such, this Ordinance shall be effective immediately upon passage by an affirmative vote of not less than five (5) Members of Council and approval of the Mayor.

Passed: _____, 2026

President of Council

Votes in Favor of Adoption: _____
Votes Opposed to Adoption: _____

Attest: _____, Clerk

Approved: _____, 2026

Mayor

Ottawa Avenue Corridor

Project 2026

Legend

- Agnes St
- Feature 1
- Northwest Automotive
- Untitled Path

