



COUNCIL NEWSLETTER

September 8, 2026

UPCOMING MEETINGS

Zoning Commission	September 15	5:00 PM	Council Chambers
HR Committee	September 22	8:30 AM	Council Chambers
Safety Committee	October 1	8:30 AM	Council Chambers
Zoning Commission	October 20	5:00 PM	Council Chambers
Joint Rec Board	October 21	8:00 AM	Council Chambers

Special Council Meeting September 9, 2026

1. A motion will be needed to appoint April McDonald as Acting Clerk/Treasurer for the beginning of the meeting.

Approval of Attorney Invoices

We will need approval, via motion, to pay Attorney invoices for the month of August in the amount of \$3,913.

Authorizing a contract with Armstrong Field Solutions, LLC., for 2026 Hardman Field Project Improvement, and declaring an emergency (Resolution #2026-18)

Resolution 2026-18 authorizes a contract with Armstrong Field Solutions, LLC. for the 2026 Hardman Field Improvement Project. We received two bids and Fishbeck has reviewed the bids. Fishbeck recommends the Village award the contract to the lowest bidder, Armstrong Field Solutions, LLC.

Entering into an agreement with the Board of County Commissioners of Lucas County, Ohio, and declaring an emergency (Resolution #2026-19)

Council will need to approve an agreement with Lucas County to provide canine control services in the Village of Ottawa Hills. The agreement ensures continued access to necessary dog control services.

FUTURE MEETINGS

- **Zoning Commission (September 15)**
 - 4910 W. Dauber (Side Yard Setback & Fence Variance)
- **HR Committee (September 22)**
- **Safety Committee (October 1)**
- **Zoning Commission (October 20)**
 - 2500 Hasty (Tree fort)
 - 3574 Ridgewood (TBD)

FUTURE LEGISLATION

Accepting Tax Rates
Authorizing Property Tax Advances

VILLAGE OF OTTAWA HILLS
SPECIAL COUNCIL MEETING

September 9, 2026 – 7:00 P.M.

AGENDA

- I. Motion to Appoint Acting Clerk/Treasurer
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes
 - a) August 31, 2026
- V. Citizen Comments
- VI. Committee reports:

Finance and Future Planning -	Mark Mockensturm
Human Resources -	Heather Phillips
Safety -	Darren Moore
Services and Environment -	Wendy Greeley
Streets and Bridges -	
Utilities, Equipment, Buildings & Grounds -	Dan Wimmers
- VII. Solicitor's Report
- VIII. Manager's Report
- IX. Mayor's Report
- X. Old Business
- XI. New Business
 - a) Motion to approve attorney fees
 - Tharp
- XII. Ordinances and Resolutions

Resolution 2026-18	Authorizing a contract with Armstrong Field Solutions, LLC., for the 2026 Hardman Field Improvement Project, and declaring an emergency.
Resolution 2026-19	Entering into an agreement with the Board of County Commissioners of Lucas County, Ohio, and declaring an emergency.

XIII. Citizen Comments

XIV. Executive Session

- a. Pursuant to ORC §121.22(G)(2) for the purpose of discussing the potential purchase and/or sale of real property.
- b. Pursuant to Section 121.22(G)(3) of the Ohio Revised Code for the purpose of conferring with the Village solicitor in regard to pending or imminent court action.
- c. Pursuant to the ORC §121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee.

XV. Adjournment

Public comments are limited to three (3) minutes per speaker, unless extended by the Mayor or Council. Comment is permitted only during designated citizen comment periods on the agenda.

Individuals wishing to speak must sign in prior to the meeting, providing: Name; Address; Affiliation (if applicable); Topic of comment

Council and staff will generally not respond during public comments, but limited responses may be given at the Presiding Officer's discretion. The Presiding Officer may limit repetitive comments on a single topic after 30 minutes, provided viewpoints are not restricted based on content.

The full and complete public comment policy is set forth in Section IV of the Rules of Council.

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 31, 2026 7:00 PM

Call to Order – Mayor Thompson

7:00 PM

Village Representatives in Attendance

Mayor Thompson
Councilman Darren Moore
Councilman Mark Mockensturm
Councilman Edward Shimborske III
Councilwoman Heather Phillips

Councilwoman Wendy Greeley
Village Administrator April McDonald
Solicitor Kati Tharp

Citizen Attendees

Nasrin Afjeh
Tim Cummins
Kevin Merrill

Yarko Kuk
Larry Nameche

Acting Clerk

A motion was made by Mr. Shimborske and seconded by Mr. Mockensturm to appoint Ms. McDonald as acting clerk for the meeting. The motion passed unanimously.

Minutes

A motion was made by Ms. Phillips and seconded by Mr. Wimmers to approve the minutes as amended from August 3, 2026, Council meeting. The motion passed unanimously.

Citizen Comments

Mrs. Afjeh expressed frustration regarding the most recent Streets & Finance Committee meeting.

Finance & Future Planning – Mr. Mockensturm

No report

Human Resources – Ms. Phillips

No Report

Safety – Mr. Moore

Mr. Moore reported on discussions regarding E-Bikes, noting that options are still being considered at this time. A Safety Committee meeting will be scheduled. Mayor Thompson shared that he and Ms. McDonald spoke with school representatives, who are receptive to assisting with E-Bike education and safety efforts.

Services & Environment – Mrs. Greeley

Mrs. Greeley reported that the Nature Conservancy completed a floristic assessment of Ottawa Hills. The assessment evaluates the health and diversity of plant species using FQAI scores. Underhill and Evergreen showed notable improvements, while Epworth's score remained similar to the previous assessment. No recommendations were provided, as the assessment was intended

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 31, 2026 7:00 PM

for informational purposes. The assessment does not specifically evaluate deer impacts or invasive species, but rather overall plant health and diversity.

Streets & Bridges – Mr. Shimborske

Mr. Shimborske reported that the Streets & Bridges Committee met with the Finance and Future Planning Committee to discuss road improvements. The Village decided not to pursue an outside road assessment and will instead utilize existing data and additional field reviews by staff and Fishbeck. Future projects will primarily consist of mill-and-fill work, with projects prioritized annually based on available funding and grants. Edgehill and Brookside are being evaluated, with Brookside anticipated as the next project. Mrs. Hoffman will apply for OPWC funding for 2027. The Village will also coordinate with Toledo regarding waterline projects.

Ms. McDonald provided an update on Edgevale Road, noting that water service taps began this week. Having the contractor complete the taps will allow approximately 12–14 homes per day to be completed, compared to 3–4 homes per day if handled by the city, saving an estimated three and a half weeks. The Village received some reports of discolored water, and staff followed up with affected residents.

Equipment, Utilities, Building & Grounds – Mr. Wimmers

Mr. Wimmers reported that a resolution is on the agenda to contract with Fishbeck as the engineer for The Dana D. and H. David White Sports Complex. The Village has previously met with Fishbeck to establish the scope of work. If approved, Fishbeck will serve as the engineer of record and prepare the project for bidding

Solicitors Report – Mrs. Tharp

No report

Administrator's Report

Ms. McDonald reported that the Hardman Field Improvement Project bid opening is scheduled for this week, with two companies having obtained plans thus far.

Mayors Report

Mayor Thompson reported that Brittany Ford resigned from her appointment to the TARTA Board. Former Council Member Dana Dunbar was asked to serve as the Village's representative and agreed to complete the remainder of the term.

Old Business

No old business

New Business

A motion was made by Mr. Shimborske and seconded by Mr. Mockensturm to approve the payment to Kati Tharp in the amount of \$1,096.50 for the period of July 2026. The motion passed unanimously.

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 31, 2026 7:00 PM

Mr. Shimborske reported that Mr. Martinez continues to request a speed bump near his home due to concerns about a vehicle speeding in the area. Mr. Shimborske suggested that Police Chief Schnoor contact Mr. Martinez to discuss his concerns.

Resolutions and Ordinances

Mayor Thompson read Ordinance 2026-17:

Ordinance 2026-17:

Authorizing a contract with Fishbeck for engineering services related to the Dana D. and H. David White Sports Complex project, and declaring an emergency.

Motion to waive three readings:

Motion – Mr. Wimmers
Second – Mr. Mockensturm
Unanimous Approval

Motion to declare an emergency:

Motion – Mr. Wimmers
Second – Mr. Mockensturm
Unanimous Approval

Motion to adopt legislation:

Motion – Mr. Wimmers
Second – Mr. Mockensturm
Unanimous Approval

Yeas (6) – Mr. Mockensturm, Mr. Shimborske
Mr. Moore, Ms. Phillips,
Mrs. Greeley, Mr. Wimmers

Nays (0) –

Citizen Comments

Mrs. Afjeh asked Council to consider timecards for Village employees and consider their votes carefully.

Executive Session

At 7:21 p.m., Mr. Shimborske made a motion to enter into executive session for the purpose of conferring with the Village Solicitor regarding pending or imminent court action; for the purpose of considering the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee; and for the purpose of discussing the potential purchase and/or sale of real property. Mr. Merrill was invited to attend the executive session. Mr. Mockensturm seconded the motion, which passed unanimously.

At 9:09 PM Council returned to regular session.

Next Meeting Date

September 9, 2026

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES
August 31, 2026 7:00 PM**

Adjournment
9:10 PM

Mayor Thompson

DRAFT

**VILLAGE OF OTTAWA HILLS
JULY FINANCIAL RECAP
As of 8/31/2026**

REVENUE *

Operating:

August income tax collections totaled approximately \$317,015 and the revenue budget for 2026 is \$4,534,117. Our ytd income tax collections total: \$3,404,625.

Other revenues in August include \$31,388 from Village Life & Yard waste and \$17,601 in gas excise.

EXPENDITURES *

Operating:

We have expended 49% of our operating budget and 38% of the overall budget. In addition to normal and OT payroll costs, other expenses included \$28,910 for Village Life instructors, \$17,408 for tax refunds and \$16,468 for police pension.

**monthly reports have not been finalized, and these figures will change.*

Kati E. Tharp, Attorney at Law
420 Madison Avenue, Suite 1101
Toledo, OH 43604
United States
419-255-6070

Kati E. Tharp, Attorney at Law

Village of Ottawa Hills
2125 Richards Road
Toledo, OH 43606

Balance \$3,913.00
Invoice # 00996
Invoice Date September 1, 2026
Payment Terms
Due Date

Ottawa Hills_August 2026

Securely pay online



<https://kati-e-tharp-attorney-at-law.mycase.com/xzr9f3w4>

Time Entries

DATE	ACTIVITY	DESCRIPTION	RATE	HOURS	LINE TOTAL
08/03/2026	Meeting	Meeting	\$215.00	1.3	\$279.50
08/05/2026	Research	Prevailing Wage Research	\$215.00	0.7	\$150.50
08/05/2026	Communication	Call with administrator	\$215.00	0.2	\$43.00
08/06/2026	Document Preparation	Zoning Code update	\$215.00	3.3	\$709.50
08/10/2026	Meeting	Zoning Meeting	\$215.00	1.0	\$215.00
08/18/2026	Communication	E-bike legislation	\$215.00	0.3	\$64.50
08/25/2026	Communication	Administrator/council communication	\$215.00	0.7	\$150.50
08/26/2026	Communication	Public records request	\$215.00	0.3	\$64.50
08/26/2026	Research	Research/Memo	\$215.00	2.1	\$451.50
08/27/2026	Document Preparation	Letter drafting	\$215.00	0.6	\$129.00
08/27/2026	Communication	Outside Counsel	\$215.00	0.3	\$64.50
08/28/2026	Document Review	Zoning code update	\$215.00	2.3	\$494.50
08/28/2026	Document Preparation	Letter	\$215.00	0.4	\$86.00
08/28/2026	Document Review	Public records response/correspondence	\$215.00	0.7	\$150.50
08/31/2026	Document Preparation	Zoning Letter	\$215.00	0.6	\$129.00
08/31/2026	Document Review	Public records request; call with administrator	\$215.00	1.3	\$279.50
08/31/2026	Meeting	Meeting	\$215.00	2.1	\$451.50

	Totals:	18.2	\$3,913.00
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Time Entry Sub-Total:			\$3,913.00
Sub-Total:			\$3,913.00
Total:			\$3,913.00
Amount Paid:			\$0.00
BALANCE DUE:			\$3,913.00

VILLAGE OF OTTAWA HILLS, OHIO

RESOLUTION No. 2026-18

AUTHORIZING A CONTRACT WITH ARMSTRONG FIELD SOLUTIONS, LLC., FOR THE 2026 HARDMAN FIELD IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, on September 3, 2026 the Village received and opened two bids for the 2026 Hardman Field Improvement project, and

WHEREAS, Armstrong Field Solutions LLC., the low bidder, has experience with similar projects, and

WHEREAS, after review of the bids, Fishbeck, the consulting engineer, has recommended that a contract be executed with Armstrong Field Solutions LLC., for the 2026 Hardman Field Improvement project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF OTTAWA HILLS, THAT:

SECTION 1. Authorization is hereby provided to enter into a contract with Armstrong Field Solutions LLC., for the 2026 Hardman Field Improvement project, consistent with the bid submitted on September 3, 2026. Based on the engineer’s estimate of quantities, and the bid submitted, the expected cost of this construction project is \$135,000.00. The Village Administrator may later authorize work up to the \$13,500 for contingencies, in addition to the contracted amount, for expenses related to the project.

SECTION 2. It is hereby found and determined that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were adopted in open meetings, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 3. 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 the contractor would like to plan accordingly and on schedule due to this being seasonal type work. Furthermore, it is in the best interest of the Village for the project to move forward promptly due to sports scheduling.

Vote on emergency measure Yeas _____ Nays _____

Passed as an emergency measure Yeas _____ Nays _____

Date of passage

President of Council

Attest:

Clerk of Council

September 8, 2026
Project No. 2601001

April McDonald
Village Administrator
Village of Ottawa Hills
2125 Richards Road
Ottawa Hills, OH 43606

Bid Results for Hardman Field Improvements

Fishbeck has completed its review of bids received for the Hardman Field Improvements project. Bids were opened for the project at 10 a.m. on September 3, 2026, at the Municipal Building. Two bids were submitted. Armstrong Field Solutions, LLC submitted the lowest lump sum bid of \$135,000.

Our review included an evaluation of the lump sum base bid, reference checks, and a review of the required documents supplied for the two bidders. There were no concerns identified after studying the total lump sum bid amount. Both bids were within 10% of the Engineer's Estimate of \$145,000. The tight grouping of bids indicates the project can reasonably be expected to be completed by the low bidder for the amount bid. Reference checks for the low bidder were positive for projects of similar type and scope. Finally, supporting documents and forms appeared to be in order for all bidders. A bid summary is attached for your reference.

Based upon our review, Fishbeck recommends the Village award the contract to Armstrong Field Solutions, LLC having submitted the lowest responsible total bid.

If you have any questions or require additional information, please contact me at 419.360.0863 or jdrummond@fishbeck.com.

Sincerely,



Jonathan Drummond, PE

Vice President/Senior Project Manager

Attachment
By email

Attachment

Bid Results

Project: Hardman Field Improvements

Location: Ottawa Hills

9/3/2026

Bidder	Received	Base Bid Amount	8 - Addended Bid Form Used (If Applicable)	8 - Bid Form Signed	9 - Bid Guaranty & Contract Bond	10 - Non-Collusion Affidavit	11 - Substance Abuse Testing Affidavit
Armstrong Field Solutions, LLC	9/3/26 @ 09:43	\$135,000.00	X	X	X	X	X
Tyler Athletic Fields	9/3/26 @ 09:48	\$154,500.00	X		X	X	X

VILLAGE OF OTTAWA HILLS, OHIO

RESOLUTION No. 2026-19

ENTERING INTO AN AGREEMENT WITH THE BOARD
OF COUNTY COMMISSIONERS OF LUCAS COUNTY,
OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, the County, pursuant to Chapter 955.12 of the Ohio Revised Code have certain obligations to appoint a Chief Dog Warden; and

WHEREAS, Chapter 715.23 of the Ohio Revised Code allows municipalities to regulate the running at large of dogs; and

WHEREAS, Chapter 307.15 of the Ohio Revised Code authorizes service contracts between the Board of County Commissioners and the legislative authority of municipal corporations; and

WHEREAS, the Village of Ottawa Hills wishes to enter into an agreement with the Board of County Commissioners of Lucas County, Ohio to provide canine control services.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF OTTAWA HILLS ON BEHALF OF THE STATE OF OHIO, THAT:

SECTION 1. The Mayor and Finance Director are hereby authorized to enter into an agreement with the Board of County Commissioners of Lucas Couty, Ohio as identified in Exhibit A, and execute modifications and updates as they become necessary or as required by Section 2151.4222 of the Ohio Revised Code.

SECTION 2. It is hereby found and determined that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were adopted in open meetings, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

SECTION 3. This legislation is hereby declared to be an emergency made necessary for the continued peace, health, safety and welfare of the community and for further reason that the immediate establishment of this agreement is required to provide necessary canine control infrastructure in the Village of Ottawa Hills. As an emergency it shall be in full force and effect immediately upon its passage.

Vote on emergency measure	Yeas _____ Nays _____
Passed as an emergency measure	Yeas _____ Nays _____

Date of passage

Attest:	_____ President of Council
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Clerk of Council

**AGREEMENT BETWEEN THE VILLAGE OF OTTAWA
HILLS, OHIO AND
THE BOARD OF COUNTY COMMISSIONERS
LUCAS COUNTY, OHIO**

THIS AGREEMENT entered into at The Village of Ottawa Hills, Lucas County, Ohio, this ____ day of _____, 2026, between The Village of Ottawa Hills (hereinafter referred to as “VILLAGE”) and the Board of County Commissioners of Lucas County, Ohio (hereinafter referred to as “COUNTY”) providing for canine control services by the Chief Dog Warden of Lucas County for the “VILLAGE”, among other things.

WITNESSETH:

WHEREAS, the “COUNTY”, pursuant to Chapter 955.12 of the Ohio Revised Code have certain obligations to appoint a Chief Dog Warden; and

WHEREAS, Chapter 715.23 of the Ohio Revised Code allows municipalities to regulate the running at large of dogs; and

WHEREAS, Chapter 307.15 of the Ohio Revised Code authorizes service contracts between the Board of County Commissioners and the legislative authority of municipal corporations; and

WHEREAS, by Resolution No. _____, passed by the village of Ottawa Hills on _____, 2026, the “Village” is authorized to execute this agreement.

Now, THEREFORE, for and in consideration of the mutual promises, covenants and agreements hereinafter provided, the parties to this Agreement, with intent to be legally bound, agree as follows:

**ARTICLE I:
SCOPE OF SERVICES FOR CANINE CONTROL**

The “COUNTY”, through Lucas County Canine Care and Control, agrees to provide canine control services for “VILLAGE” as follows:

1. Effective _____, 2026, Lucas County Canine Care & Control shall be available to the Village of Ottawa Hills Police Division on an on-call basis after regular work hours and weekends for canine control services.
2. This on-call service will be available each week, Monday through Friday beginning at 4:00 PM and ending at 8:00 AM, plus 24-hour coverage for Saturday and Sunday each week. This on-call service shall be provided on all holidays. On-duty personnel provide these same services to the “VILLAGE” during normal business hours from 8:00 AM to 4:00 PM from Monday through Friday each week.
3. This service shall be used only in emergency situations which are defined as a situation involving a dog that is at large and has bitten some person or is menacing or attempting to bite some person, and the owner of the dog is unknown or is not available to control the dog, and an officer on the scene has requested assistance to seize the canine; or an

officer in executing a warrant to enter private property, residence, or building is confronted with a threatening situation involving a and requests assistance to subdue and/or seize the canine.

4. Service shall be initiated by the local Police Division by calling the telephone number which shall be provided to them. Upon receipt of an emergency call, the Canine Control Officer shall immediately depart for the location of the incident and provide necessary services. A Village Police Officer shall stand by until the Canine Control Officer's arrival and render whatever reasonable assistance they require. Whenever the Canine Control Officer determines the situation in question to be dangerous and there is no police backup, then they shall either refuse the call or immediately leave the scene.
5. In consideration of this service, for 2026 the "VILLAGE" shall pay to Lucas County, Two Thousand Five Hundred Dollars (\$2,500.00) per year to cover the base cost of operating the service plus an amount based upon four hours of overtime pay for the Canine Control Officer at the prevailing rate of pay including actual extra cost to the "COUNTY" for fringe benefits created by the overtime service.
6. The "VILLAGE" shall pay to LUCAS COUNTY, mileage at the prevailing Internal Revenue Service rate for actual mileage on each after hour-call out emergency request.
7. LUCAS COUNTY shall bill the "VILLAGE" on a quarterly basis for actual services rendered and costs incurred. The records of such costs shall be maintained and open to the inspection of the "VILLAGE".

ARTICLE II – MISCELLANEOUS

8. The parties may amend this agreement from time to time in writing, provided that such amendments shall be attached hereto and become a part hereof.
9. The term of this Agreement is effective for the term of three (3) years effective _____, 2026, through _____, 2028.

SIGNATURE PAGE

VILLAGE OF OTTAWA HILLS

BOARD OF COUNTY COMMISSIONERS
LUCAS COUNTY

Mayor

Lisa A. Sobecki, President

Date

Pete Gerken, Commissioner

Finance Director

Anita L. Lopez, Commissioner

Date

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Law Director, Village of Ottawa Hills



Assistant Prosecuting Attorney

Date

August 4, 2026

Date

APPROVAL AS TO CONTENT:

Chief Dog Warden

Date