



SSO Advisory Group City of Maumee & CMAC

The following Proposed Plan aims to Eliminate Sanitary Sewer Overflows while Avoiding the Construction of Sanitary Sewer Storage Facilities:

 <p>Currently Approved Sewer Rates</p>	 <p>Publicly Paid</p>	 <p>Public Sanitary Sewer Main & Lateral Lining <i>(Uptown & Turnpike Area)</i></p> <ul style="list-style-type: none"> • \$61.2 Million • February 2025 Bid Advertising
 <p>Currently Approved Sewer Rates</p>	 <p>Publicly Paid</p>	 <p>Public Sanitary Sewer Main & Lateral Lining <i>(Area West Of Key and North of St. Luke's)</i></p> <ul style="list-style-type: none"> • \$20 Million • February 2030 Bid Advertising
 <p>Currently Approved Sewer Rates</p>	 <p>Publicly Paid</p>	 <p>Private Sanitary Sewer Lateral</p> <ul style="list-style-type: none"> • \$20 million • February 2025 Bid Advertising <i>(Depending on Legal Analysis)</i>
 <p>Monthly User Fee</p>	 <p>\$12/Month Grant/Loan to Cover Costs</p>	 <p>Private Footer, Downspout, and Sump Pump Corrections</p> <ul style="list-style-type: none"> • \$20 Million • Grant/Loan Availability February 2025 <i>(Depending on Legal Analysis)</i>

Data indicates that a substantial amount of the inflow and infiltration in the city's sanitary system is coming from private laterals, footer drains, downspouts, and sump pumps on residential properties that have either improper connections and/or consist of damaged or deteriorated material.

To help those property owners and investors most in need, the City of Maumee is offering a grant/low-interest loan program for private sewer work within property principal structures provided the City can achieve "public purpose" approval through the courts to spend public funds on private property. This request is ongoing. Therefore, this program is contingent on legal analysis. If granted, property owners must meet the following specific qualifying factors and restrictions:

Grant/loan amortization schedules are dependent on the cost of repair and amount of the loan.

Loans will be secured through lien placement.

Special monthly fee is waived for all homeowners who have less than 30% AMI or \$23,775/annually. Those homeowners between 30% and 60% AMI or \$23,775 annually and \$47,550 annually will pay only 50% of the special monthly fee of \$12.

Specific income level eligibility criteria may be adjusted for demonstrated family hardship. Examples might include excessive medical bills and daycare limitations.

Monthly billing may be offered to property owners who sign up for electronic billing.

A free City sewer inspection shall be required to determine the extent of repairs needed.

Two or more repair quotes must be submitted and approved by the City Service Department.

For loans made during 2025 calendar year 0%; during 2026, 2%; during 2027, 3%; during or after 2028, 4%.

Grant/Loan Program for Private, Internal Corrective Measures

Income Qualification	Grant/Loan Ratio
Combined household income of 100% Area Median Income (AMI) (\$79,217) or less annually.	100% Grant Funded, if work performed in 2025; 90% grant/10% loan in 2026, 80/20 2027-30, & 50/50 beyond 2030.
Combined household income of 125% Area Median Income (AMI) (\$99,022) or less annually.	90% Grant/10% 0 Interest Loan (approximately 4 years), if work performed in 2025; 80% grant/20% in 2026, 70/30 2027-30, & 50/50 beyond 2030.
Combined household income of 200% Area Median Income (AMI) (\$158,434) or less annually.	75% Grant/25% 0 Interest Loan (approximately 6 years), if work performed in 2025; 65% grant/35% in 2026, 55/45 2027-30, & 0/0 beyond 2030.
Combined household income of 250% Area Median Income (AMI) (\$198,042) or less annually.	50% Grant/50% 0 Interest Loan (approximately 10 years) if work performed in 2025; 40% grant/60% in 2026, 30/70 2027-30, & 0/0 beyond 2030.
Combined household income over 250% Area Median Income (AMI) (\$198,042) annually.	100% 0-Interest Loan (approximately 12 years), if work performed in 2025; 90% Loan; 80% in 2026; 70% 2027-2030; & 50% beyond 2030.



Vibrant Fall Foliage Is On Full Display In Maumee
The Maumee water tower rises above the trees, which are presenting a colorful display this autumn season.
PHOTO BY THE CITY OF MAUMEE

City And Citizens Group Work Together To Tackle Sanitary Sewer Overflow Plan

City officials and the leadership team of the Citizens of Maumee Action Committee (CMAC) are collaborating to address the city's sanitary sewer overflow remediation plan.

This collaboration has led to the development of a comprehensive plan to address the sewer issue, while also minimizing the negative impact on residents.

The plan aims to eliminate sanitary sewer overflows (SSOs) more quickly, thereby avoiding the need to build costly sanitary sewer storage tanks that would ultimately raise long-term expenses for residents. Although the full proposal is still in the preliminary stages, city officials remain hopeful that once approved and implemented, it will effectively address the issue and allow our community to move forward.

The proposal calls for the following:

- Lining the public sanitary sewer main and laterals in the Uptown district and the area around the turnpike. Cost of the project is approximately \$61.2 million, and bidding could happen as early as 2025.

- Lining the public sanitary sewer main and laterals in areas west of Key Street and north of the former St. Luke's Hospital property. Cost of the project is approximately \$20 million, and bidding could happen as early as 2030.

The following portion of the proposal is contingent on legal analysis and appropriate state approval:

- Lining the laterals on private property within 2-4 feet of the house. Cost of the project is \$20 million, and bidding could happen as early as 2025.

- Implement a grant/loan program to address illicit connections of footer drains, downspouts and sump pumps in private homes. Cost of the project is approximately \$20 million and funding for this work would come from an approximately \$12.00 monthly fee paid by all users. This fee may be reduced or waived based on income.

The city nominated our community for \$81.2 million in funds from the Ohio EPA for a water pollution control revolving low-interest loan to cover the sanitary sewer lining work. Much of the work would be completed in five to seven years of a projected second-quarter 2025 start date. The loan will be repaid out of the sewer fee over a period of 30 years or more.

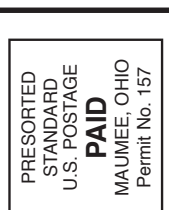
In addressing the issue, the city organized 11 roundtable discussions that drew participation from hundreds of residents, as well as Maumee Mayor Jim MacDonald, City Administrator Patrick Burtch, city council members, and other administration officials. Additionally, several more meetings were held and will continue between city staff, council members Jon Fiscus and Margo Puffenberger and the CMAC leadership team.

CMAC expressed enthusiasm for continued collaboration with the city.

"We are thrilled at the direction this program is taking. Knowing we are on the right path to solving this issue in a way that considers the citizens' voice of Maumee is empowering, and we look forward to continued collaboration with the city administration and council in further developing this plan," the group said.

The mayor is grateful for the positive outcome, which he also largely attributes to those community conversations.

"We carefully considered
(continued on page 4)



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POSTAL PATRON

Setting The Record Straight On Maumee’s Ballot Issue 2

BY JIM MACDONALD
MAUMEE MAYOR



MAYOR’S MESSAGE

By: Jim MacDonald, Maumee Mayor

In March of 2023, Maumee City Council approved a landlord-owned rental inspection ordinance following the standard three readings on the floor of council.

This ordinance mandates that landlords with rental properties in the city of Maumee must register and have their properties inspected. Registering a rental unit

creates a database with essential contact details, ensuring that a representative can be contacted in an emergency regarding the property. Rental inspections are

required every three years to check for health, safety and building code violations. Tenants living in our community are extremely important, and inspections will

guarantee the safety of some of our most vulnerable residents.

This particular type of ordinance is common in hundreds of communities in

Ohio. The goal of the ordinance is threefold: to hold landlords accountable for ensuring a safe and sanitary living space for those who rent, to reduce blight conditions in our neighborhoods and to maintain property value in our city.

A local realtor and local rental property owner have spearheaded a drive to take the issue to voters through a referendum or petition. This drive is supported by numerous landlord property owners, many of whom live outside Maumee. This same group donated over \$70,000 to three candidates in the city council elections of November 2023 with hopes of getting the ordinance reversed. None of the supported candidates were elected.

For over two years, Citizens for Common Sense PAC has distributed false and deceptive information to our community to instill fear in our residents. Most of their support comes from landlords and those involved in Maumee real estate investing, most of whom do not even live in Maumee. They want a “No” vote on Issue 2 to avoid being held accountable for the condition of their properties and the safety of families in our community who either

prefer not to own their own homes or cannot afford to buy one.

Inspections are a critical component of promoting health and safety by identifying potential hazards in the goods and services that touch our lives every day. Many industries, including manufacturing, food service, child-care, nursing homes and hair and nail salons, have traditionally followed these inspection protocols to uphold health, safety and building standards. In contrast, landlords are not obligated to comply with the same guidelines.

I know that there are many responsible landlords in Maumee who care about their property and their tenants, but there are also landlords who don’t care about anything but squeezing as much profit out of a property as possible. As more predatory investors seek to profit from rental units in Maumee, I am simply asking whether or not it is reasonable to require them to maintain their properties.

A “Yes” vote on Issue 2 will ensure the ordinance remains in place, hold landlords accountable for maintaining their rental properties, and help to maintain all of our property values.

Facts As To City Of Maumee Referendum Petition

BY ALAN LEHENBAUER
LAW DIRECTOR

Last March, the City of Maumee passed Ordinance 002-2023, adopting registration and inspection provisions for rental properties located within the city of Maumee.

After the ordinance was approved, a Maumee resident and rental property owner filed a referendum petition to place the issue on the ballot in an effort to get it overturned by voters.

The City of Maumee respects the rights of citizens to exercise the referendum process as a way to express their views on local legislation. In this case, however, the proper legal process was not followed because a properly certified copy of the ordinance was not filed prior to the circulation of the referendum petition as required by Ohio law.

Ohio law and the Ohio Supreme Court require that a certified copy of the ordinance must be filed with the city auditor before the referendum petition is circulated. In this case, an original certified ordinance was not submitted, which does not follow the strict standards outlined in state law.

The issue went before the Ohio Supreme Court; however, the court did not rule on the case but instead sent the

issue back for consideration by the Board of Elections.

In contrast to previous practices and established law, the Board of Elections ruled in favor of allowing the petition to move forward. This decision is not consistent with the board’s past actions. For instance, in 2023, the Lucas County Board of Elections took a different stance when Ottawa Hills attempted to place a levy on the ballot, citing a typographical error by the school as a barrier. In that case, the board emphasized the importance of strict compliance with election laws. This is exactly what the City of Maumee is now requesting.

On Tuesday, October 8, the Common Pleas Court denied summary judgment for the City of Maumee and ruled that the issue could remain on the ballot. The City has appealed that decision to the 6th District Court of Appeals.

Although some may view our ongoing efforts as futile, we firmly believe that we have a duty and responsibility to uphold the law. We are convinced that the law clearly mandates the submission of a properly certified ordinance, and since that did not occur in this instance, the law in this case has not been followed. As such and in seeking to uphold the law, the city will continue to pursue all legal options.



Issue 2: Maumee Rental Ordinance November 5, 2024

INFORMATION YOU NEED TO KNOW

Why Was A Non-Owner-Occupied Rental Ordinance Passed In Maumee?

- To Preserve Property Values
- To Ensure Tenant Access to Safe, Sanitary, and Affordable Housing
- To Ensure that Landlords Meet the Existing State Fire & Building Codes
- To Promote Responsible Rental Practices to Foster Community Stability

The rental ordinance is not a money grab: The City of Maumee only charges the fees necessary to provide for the service.

By law, Maumee may only charge a fee that equals the cost of inspection or registration services provided.

- The average inspection is approximately \$50 • Anticipated time to inspect a rental home: Typically, less than 30 minutes • Rental inspection is good for three years.

ISSUE 2 FACTS

- Approximately 25 percent of Maumee’s housing units are non-owner-occupied, and expected to climb.
- Maumee has many responsible landlords who maintain their property. The intent of the ordinance is to prevent unsafe living conditions, tenant vulnerability, and displacement risk in neglected properties.
- The rental ordinance aims to protect the safety of renters and increase the property values of all residential homes.
- The Fourth Amendment rights of property owners will be honored as required by law, and inspectors will not show up unexpectedly and force an inspection. The rental inspections are scheduled and take place by appointment.
- Consistent rental inspection enforcement can support housing security, affordable housing opportunities, and a strong overall market condition.

The Ordinance Aims To Protect Your Property Value.



Jones Hamilton Headquarters: Is taking over the former Signature Bank Building at 570 Longbow off of Ford Street.



Caliber Collision has an 11,000-square-foot building under construction on a Meijer out lot off Conant Street.

Economic Development Projects Underway In Maumee

Coming To Maumee: These economic development projects are currently underway in Maumee.

Caliber Collision: Has an 11,000-square-foot building under construction on a Meijer out lot off Conant Street. The company does bodywork and employs 14.

Sheetz: A development agreement has been completed for the Sheetz at Dussel and Arrowhead at the former Max & Erma's.

Mod Wash: Is under construction on Reynolds Road at the former Chi Chi's/Jed's site.

Jones Hamilton Headquarters: Is taking over the former Signature Bank Building at 570 Longbow off of Ford Street. The

company manufactures sodium bisulfate and hydrochloric acid and has 35 employees and a \$3 million annual payroll. The company is expected to complete \$2 million in upgrades to the building.

Landings at Delta Crossing: This is a 62-unit senior housing development that will be constructed on Illinois Avenue across from the Maumee Fire Station.

Event Center on Beaver Creek: The project has been approved and a construction start date is being determined.

UAW: Moving to a new, larger location. The United Auto Workers is moving from Woodlands Drive to a larger location, a 36,000-square-foot building at 1789 Indian Wood Circle.



Event Center project has been approved with construction date to be determined.

How Does Property Re-Evaluation Impact Property Taxes In Maumee?

House Bill 920 limits tax increases due to inflation on millage taxes that have been approved by voters. In Maumee, there are four property levies totaling 9.3 mills, including the recent 5.6-mill fire levy approved by voters last year. The remaining unvoted 3.7 mills, which support the General Fund and the Police Pension Fund are not subject to the House Bill inflation restrictions.

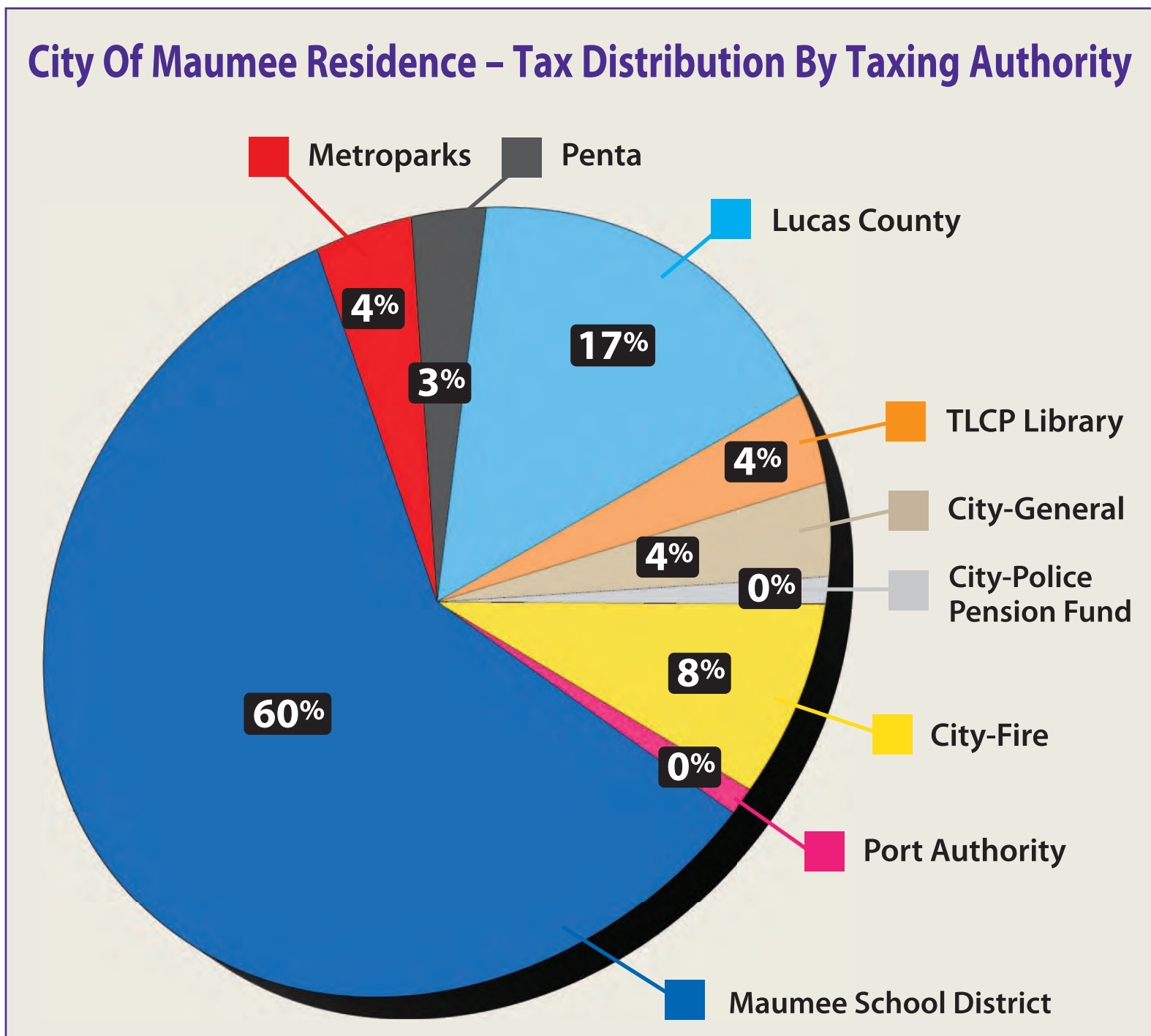
As property values rise, the effective rate of the voted millage will decrease, allowing the city to collect only the amount certified with the original levy. Unvoted mills are not bound by the restrictions of House Bill 920, which can cause an increase to property taxes.

It is important to note that new developments and improvements to real property are also exempt from the tax reductions stipulated by House Bill 920.

Where Do Your Property Tax Dollars Go?

About four percent of property taxes collected in the City of Maumee are allocated to the General Fund to support city services such as police, fire (to fill the gap in new levy funding), public service, permit, zoning, inspection, storm utility, and general administration.

Maumee City Schools receives the largest share, or 60 percent, followed by Lucas County at 17 percent and City Fire at 8 percent.



Efforts Underway To Restore Eppstein Park In Arrowhead Business Park



Volunteers and city crews are clearing dead trees and invasive plants like common buckthorn from Eppstein Park.

PHOTO COURTESY OF CITY OF MAUMEE

Eppstein Park seems to be one of the best-kept secrets in Maumee.

Nestled in the center of Arrowhead Business Park, Eppstein Park boasts more than 6 acres of densely wooded land that many people don't seem to know about or use much, if at all.

The park itself is named after Ed Eppstein, who assisted in developing and selling building locations in Arrowhead Park, which was formed in the 1970s. A group of volunteers with the Arrowhead Park Association have participated in annual trash cleanups. Still, over time, the park saw little practical use and became a source of dumping, crime and vagrancy.

Now, however, a movement is underway to restore the park to full use again, and volunteers have joined with city service crews to begin those efforts by clearing dead trees and removing invasive species, especially common buckthorn.

Future upgrades in the park include the addition of a multiuse path as well as outlets for food trucks and low-level lighting. The JDI Group – a local engineering and architectural firm – is completing preliminary lay-

outs of the path and electrical system. The company is also completing a photometrical survey to ensure that lighting does not interfere with the forest.

The work at Eppstein Park supports the city's efforts to attract new economic development projects to Arrowhead Business Park.

"That park will get used," Mayor Jim MacDonald said at the October 7 city council meeting. "It's going to be an important piece of enlarging that area and marketing that in a better way. I really appreciate that vision."

The City of Maumee maintains the following parks:

- Anderson Park – 1344 Anderson Ave.
- Library Park – 500 E. Dudley St.
- Fairfield Park – 1317 Eastfield Dr.
- Ford Field – 501 Ford St.
- Fort Miami Park – 1900 River Rd.
- Monclova Park – 5930 Monclova Rd.
- Side Cut (upper and lower) 1200 W. Wayne St. and 1000 W. River Rd.
- White Street Park – 500 E. Harrison St.
- Rolf Park – 2115 Cass Rd.

CITY OF MAUMEE CONTACT DIRECTORY

City Hall
400 Conant Street
Maumee, OH 43537
419-897-7115

Service Department
400 Conant Street
Maumee, OH 43537
419-897-7150

Maumee Police Station
109 East Dudley Street
Maumee, OH 43537
419-897-7040

Building & Zoning
400 Conant Street
Maumee, OH 43537
419-897-7075

Maumee Fire Station
220 Illinois Avenue
Maumee, OH 43537
419-897-7057

Maumee Municipal Court
400 Conant Street
Maumee, OH 43537
419-897-7140

The Municipal Building is open Monday-Friday, 8:00 am – 4:30 pm.
Each City department/division can be dialed or e-mailed directly.

Below is a listing of the various departments/divisions.

Department	Phone Number	E-mail Address
All Emergencies	911	
Mayor	419-897-7115	mayor@maumee.org
City Council	419-897-7115	citycouncil@maumee.org
Administrator/Public Safety/Service Director	419-897-7115	pburtch@maumee.org
Municipal Clerk	419-897-7115	clerk@maumee.org
Economic Development	419-897-7115	pburtch@maumee.org
Law Director	419-897-7070	lawdirector@maumee.org
Prosecutor's Office	419-897-7085	aallenbaugh@maumee.org
Victims Advocate	419-897-7152	ecapito@maumee.org
Finance Director	419-897-7110	finance@maumee.org
Accounts Payable	419-897-7110	accountspayable@maumee.org
Assessments	419-897-7112	finance@maumee.org
Income Tax	419-897-7120	tax@maumee.org
Utility Billing	419-897-7125	utilitybilling@maumee.org
Human Resources	419-897-7116	hr@maumee.org
Police Division – Non-Emergency	419-897-7040	police@maumee.org
Police Detectives	419-897-8911	detective@maumee.org
Crime Prevention	419-897-7026	crimeprevention@maumee.org
Animal Control Officer	419-897-7045	kstreichert@maumee.org
Fire Division – Non-Emergency	419-897-7057	fire@maumee.org
Fire Prevention	419-897-7052	jdusseau@maumee.org
Municipal Court – Judge	419-897-7140	
Municipal Court – Civil	419-897-7145	civil@maumee.org
Municipal Court – Probation	419-897-7097	probation@maumee.org
Municipal Court – Traffic/Criminal	419-897-7136	court@maumee.org
Building Permits/Inspections	419-897-7150	inspection@maumee.org
Contractor Licenses	419-897-7150	inspection@maumee.org
Service Department	419-897-7150	cityservices@maumee.org
Refuse, recycling, trash, weeds, grass, leaf pickup, streets, sidewalks, snow removal		
Natural Resources	419-897-7170	naturalresources@maumee.org
Riverside Cemetery	419-897-7150	cityservices@maumee.org
Urban Planning Manager	418-897-7074	csmith@maumee.org
Civil Service Commission	419-897-7116	hmodlin@maumee.org
Municipal Planning Commission	419-897-7115	clerk@maumee.org
Maumee Indoor Theater	419-897-8902	seiden@maumee.org
Maumee Senior Center	419-893-1994	mruble@maumeeseniocenter.com
Chamber of Commerce	419-893-5805	kristin@maumeechamber.com

Group To Tackle Overflow Plan

(continued from page 1)

our residents' concerns and dedicated several weeks to crafting a plan that effectively responds to them. Feedback from CMAC and citizens during roundtable discussions highlighted that this is a community issue rather than an individual one. We believe this proposal reflects that perspective," Mayor MacDonald said.

Council members Fiscus and Puffenberger recognize the challenges involved in addressing the issue and appreciate the extensive hours of effort that have gone into achieving a consensus.



"We sincerely appreciate the hard work and dedication of everyone involved in this process," Councilman Fiscus said. "This is not an easy problem and there are no easy answers, and we especially thank the CMAC leadership team for their dedication to helping and supporting Maumee."

Utility Billing Software Goes Interactive

Maumee's utility billing software, BS&A, has a new format that allows users to interact and receive immediate and comprehensive information about their utility accounts, including consumption history and credit amounts. There is also an option to sign-up for paperless billing.

For more information about BS&A online, scan the QR code:



Native Plant Presentation

Guest speaker Hal Mann will present information on native species on Thursday, November 7 at 6:00 p.m. at the Maumee Branch Library. This event is free.