

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

March 16, 2016

COUNCIL CHAMBERS

ROLL CALL of 2016-2017 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

- Acceptance or changes to the February 16, 2016 Regular Session City Council meeting minutes.
- Acceptance or changes to the March 1, 2016 Regular Session City Council meeting minutes.

ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA: - none.

PROCLAMATIONS: - none.

RECOGNITION/RETIREMENT RESOLUTIONS: - none.

PETITIONS: - none.

WRITTEN COMMUNICATIONS: - none.

ORAL COMMUNICATIONS:

Randy Payne, Community Affairs Manager for AEP Ohio – Franchise Agreement request from Hancock-Wood Electric Cooperative and existing Franchise Agreement with the City of Findlay and AEP Ohio.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Findlay Police Department Activities Report – February 2016.

City Income Tax Monthly Collection Report – February 2016.

Findlay Municipal Court Activities Report – February 2016.

Findlay W.O.R.C. Financial Analysis Report – January 1, 2016 through February 29, 2016.

Service-Safety Director Paul Schmelzer – 2016 Pool Operating Agreement with YMCA

As you know, the City of Findlay has entered into an agreement with the Findlay YMCA each year since 2010 for operation of Riverside Pool. Findlay YMCA and the City are desirous to enter into an agreement this year.

As you may recall, the agreement states that the City provides the pool and water for the season, maintains the physical structure of the pool, buildings, and surrounding grounds, pay utility costs, and pays for reasonable capital expenditures to keep the pool and grounds in good repair. Also, the City will reimburse the YMCA for any operating losses up to \$30,000. Findlay YMCA is responsible for non-utility operating costs of the pool, including custodial and paper supplies, pool chemicals, concessions, and all personnel costs. Legislation authorizing the Service-Safety Director to enter into a contract with the Findlay YMCA for operation of the pool is requested. Ordinance No. 2016-028 was created.

Service-Safety Director Paul Schmelzer – Runway 18/36 Rehab (API-26), Project No. 35264900

The City has the opportunity again this year to apply for grant funds from the Federal Aviation Administration (FAA). The grant funds will be used for Runway 18/26 rehabilitation. The project is included in the 2016 Capital Improvements Plan. The total estimated project cost is \$2,610,000. The expected grant amount from the FAA is \$2,349,000. In the past, the City's matching share was 10%. This year, the Ohio Department of Transportation (ODOT) may possibly contribute a 5% match. Legislation authorizing the Service-Safety Director to submit the grant application and sign the necessary agreements with FAA and ODOT is requested. Ordinance No. 2016-027 was created.

City Auditor Jim Staschiak – summary financial reports

A set of summary financial reports for the prior month follows including:

- Summary of Year-To-Date Information as of February 29, 2016
- Cash & Investments as of February 29, 2016
- Open Projects Report as of February 29, 2016
- Financial Snapshot for General Fund as February 29, 2016

Mayor Lydia Mihalik – City of Findlay Revolving Loan Fund appointment

Mayor Mihalik would like to appoint Matthew Klein to the City of Findlay Revolving Loan Fund. His appointment will expire on December 31, 2017. This appointment requires Council's confirmation.

City Planning Commission minutes – February 11, 2016.

Findlay Fire Department Activities Report – February 2016.

Board of Zoning Appeals Minutes – February 11, 2016.

COMMITTEE REPORTS:

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the City Engineer to appropriate funds for the Davis Street Pavement and Resurfacing Project No. 32865300.

FROM: Capital Improvements - CIT \$ 235,000.00
TO: Davis Street Resurfacing Project #32865300 \$ 235,000.00

We recommend the Administration enter into a development agreement with the University of Findlay for the reimbursement of construction costs associated with public improvements on Davis Street. Ordinance No. 2016-018 was created.

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the Blanchard River Watershed Partnership (BRWP) for the City of Findlay to extend its commitment of \$5,000 per year to 2020. No appropriation is needed at this time and the money will be included as part of the normal annual budget process for each of the years of commitment.

We recommend approval of the above request.

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the Service-Safety Director to appropriate funds for the City's 2nd quarter appropriations (Ordinance No. 2016-024).

We recommend appropriate as per the request of the ordinance. Ordinance No. 2016-024 was created.

The **WATER AND SEWER COMMITTEE** to whom was referred a request from W. Rob Moden III to discuss waiving rotary fees for 10595 Township Road 94.

We recommend:

1. *Mr. Moden pay the water rotary fee and Engineering determine appropriate amount to be put toward the waterline extension to property limits.*
2. *Table the sanitary rotary request.*
3. *Schedule a Rotary Tap Fee committee in thirty (30) days.*

The **STREETS, SIDEWALKS, & PARKING COMMITTEE** to whom was referred a request from Larry Pocock to discuss a sidewalk variance for 139 Springbrook Drive.

We recommend that due to the slope of the land along the south side of Springbrook and the location of a fire hydrant in the probably path of future sidewalks, we recommend the applicant be permitted to replace his existing asphalt driveway with the condition that a concrete sidewalk be installed when and if sidewalks along abutting properties.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 013-2016 (*Sandusky St widening project*)

second reading

THE FOLLOWING IS RESOLUTION 013-2016 ENACTED BY THE CITY OF FINDLAY, HANCOCK COUNTY, OHIO, HEREINAFTER REFERRED TO AS THE LOCAL PUBLIC AGENCY (LPA), IN THE MATTER OF THE STATED DESCRIBED PROJECT.

ORDINANCES

ORDINANCE NO. 2016-015 (*2015 Codified Ordinance updates*)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-018 (*Davis St (U of F) waterline project*)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-019 (*133 Hillcrest Ave rezone*)

third reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 133 HILLCREST AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "O1 INSTITUTIONS AND OFFICES" TO "R2 SINGLE FAMILY LOW DENSITY".

ORDINANCE NO. 2016-020 (*N Cory St rezone*)

third reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS NORTH CORY STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SINGLE FAMILY HIGH DENSITY" TO "R4 DUPLEX TRIPLEX HIGH DENSITY".

ORDINANCE NO. 2016-024 (*2016 Capital Improvements*)

second reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2016 DEPARTMENT EQUIPMENT LIST WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A, APPROPRIATING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-025 (ODOT FY16 Resurfacing project no. 32847600)
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

second reading

ORDINANCE NO. 2016-027 (Runway 18/36 Rehab (API-26) Project No. 35264900)

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE AIP-26, DESIGN SERVICES FOR RUNWAY 18/36 REHABILITATION, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-028 (YMCA operate Riverside Swimming Pool renewal)

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT (CONTRACT) WITH THE YMCA TO OPERATE THE RIVERSIDE SWIMMING POOL FACILITY AND ASSOCIATED YMCA PROGRAMS FOR PUBLIC AND RECREATIONAL USE FOR THE CITY OF FINDLAY FOR THE 2016 SEASON, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS
NEW BUSINESS

ORAL COMMUNICATION FORM

TO THE HONORABLE COUNCIL OF THE CITY OF FINDLAY, OHIO:

I, Randy Payne, Community Affairs Manager for AEP Ohio, RESIDING AT

_____, 419-443-4614
(ADDRESS) (PHONE)

WISH TO ADDRESS YOUR HONORABLE BODY IN REGARDS TO:

Franchise Agreement request from Hancock Wood Electric Cooperative and existing franchise agreement with the City of Findlay and AEP Ohio.



(SIGNATURE)

Due to limited time and in order to permit all persons and groups equal time, all oral communications are limited to a time period of not more than **four (4) minutes per person**. No more than three speakers shall speak to each side of a question before Council. Council may extend or limit debate with regard to a particular question, depending upon the number of speakers, the nature of the question before Council and the urgency of the question.

City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

Gregory R. Horne, Chief of Police

318 Dorney Plaza, Room 207 • Findlay, OH 45840

Phone: 419-424-7194 • Fax: 419-424-7296

www.findlayohio.com

March 1, 2016

Honorable Council:

Attached are the Findlay Police Department activity stats for February 2016.

Sincerely,



Gregory R. Horne
Chief of Police



**CITY OF FINDLAY
POLICE DEPARTMENT
FINDLAY, OH 45840**



Phone: 419-424-7163
Fax: 419-424-7296

**Patrol Division
Monthly Activity Report
Month of: February 2016**

	<u>Month</u>	<u>Year to Date</u>
Traffic Stops:	607	1190
Citations:	424	728
Operating Vehicle while Intoxicated:	6	16
Accidents (non injury):	66	125
Injury Accidents:	17	31
Criminal Damaging/ Vandalism:	12	46
Theft/Fraud/Shoplifting Complaints:	81	194
Motor Vehicle Theft:	2	8
Unlawful Entry Complaints:	13	41
Domestic Dispute Complaints:	60	120
Assault Complaints:	15	23
Sex Offense Complaints:	8	15
Alcohol/Drug Complaints:	25	60
Warrants Served:	53	129
Arrests:	110	276
Total Reports Generated:	1,045	2,153
School Walk Thru's:	105	200

Detective Division
February, 2016 Activity

Cases Submitted for Prosecution

	Month	Year to Date
Law Director:	91	191
County Prosecutor:	36	78
Juvenile Prosecutor:	16	42

There were a total of 10 new cases assigned for investigation during the month of February.



**CITY of FINDLAY
POLICE DEPARTMENT
FINDLAY, OH 45840**



Phone: 419-424-7194
Fax: 419-424-7891

Vice Narcotics Unit/METRICH Unit

Activity Report

February 2016

The following is the activity report for the Vice Narcotics Unit/METRICH Unit for the month of February 2016:

Narcotics Investigations: 29

Felony Arrests: 11 (24 charges)

Misdemeanor Arrests: 0

Drug Talks: 0

Sgt. Justin Hendren 818



**CITY of FINDLAY
POLICE DEPARTMENT
FINDLAY, OH 45840**



Special Assignment Unit

Activity Report

Month: Feb Year_2016__

Chief Horne,

The following report is from the Special Assignment Unit (SAU) activities for the month listed above.

Events: 91

Arrests: 16

Traffic Citations: 58

Traffic Warnings: 20

OVI: 1

Minor Misdemeanor Citations: 1

Warrant/Summons Service: 17

Alcohol/Drug Offenses: 6

Weapon Offenses: 0

Cases referred for charges (no arrest): 1

Surveillance Details: 3

Assists to other PD Divisions: 12

Submitted by: __Sgt. Daniel R. Harmon__

MONTHLY COURT OFFICER ACTIVITY REPORT

MONTH: February YEAR 2016

TOTAL PAPERS PROCESSED	<u>201</u>
TOTAL PAPER SERVICE HOURS	<u>123</u>
TOTAL COURT SECURITY HOURS	<u>35</u>
TOTAL PRISONERS TO/FROM COURT	<u>2</u>
TOTAL MILES DRIVEN	<u>835</u>
TOTAL SUMMONS	<u>41</u>
TOTAL OVERTIME HOURS	<u>2</u>

Schimmelle 1908
COURT OFFICER

City of Findlay Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
318 Dorney Plaza, Municipal Building Room 115
Telephone: 419-424-7133 • Fax: 419-424-7410
findlaytaxforms.com

Lydia L. Mihalik
Mayor

Andrew Thomas
Tax Administrator

Monthly Collection Report to Findlay Council

February 2016

Total collections for February 2016: \$2,353,932.47

	2016	2015	Variance
	<u>Year-to-date</u>	<u>Year-to-date</u>	
Withholders	3,206,472.33	2,799,300.85	407,171.48
Individuals	273,625.76	320,736.16	-47,110.40
Businesses	<u>755,862.43</u>	<u>668,208.00</u>	<u>87,654.43</u>
Totals	4,235,960.52	3,788,245.01	447,715.51
			11.82%

Actual & Estimated Past-due Taxes

Withholders	634,230.37
Individuals	1,023,749.51
Businesses	<u>105,662.31</u>
Total	1,763,642.19

Actual and Projected Revenue

	2016	Percentage	Amount	Percentage	2016
	<u>Actual</u>	<u>of Projection</u>	<u>to Meet</u>	<u>to Meet</u>	<u>Projected</u>
	<u>Year-to-date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	<u>Year End</u>
Withholders	3,206,472.33	18.21%	14,403,527.67	81.79%	17,610,000.00
Individuals	273,625.76	12.44%	1,926,374.24	87.56%	2,200,000.00
Businesses	<u>755,862.43</u>	15.96%	<u>3,979,137.57</u>	84.04%	<u>4,735,000.00</u>
Totals	4,235,960.52	17.26%	20,309,039.48	82.74%	24,545,000.00

Refunds Paid

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	3	7	1,793.78	2,055.80
Individuals	155	194	33,055.54	45,189.40
Businesses	<u>8</u>	<u>11</u>	<u>1,248.60</u>	<u>2,688.60</u>
Totals	166	212	36,097.92	49,933.80

Transfers of Overpayments

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	0	0	0.00	0.00
Individuals	33	45	4,521.50	5,078.94
Businesses	<u>44</u>	<u>59</u>	<u>40,219.91</u>	<u>46,635.10</u>
Totals	77	104	44,741.41	51,714.04


Andrew Thomas, Administrator

3-1-16
Date

Findlay Income Tax Department

Monthly Collections Report

Tuesday, March 1, 2016

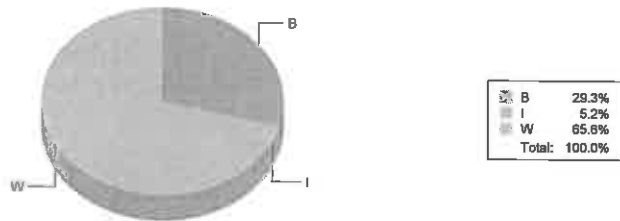
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For Period February 1, 2016 through February 29, 2016

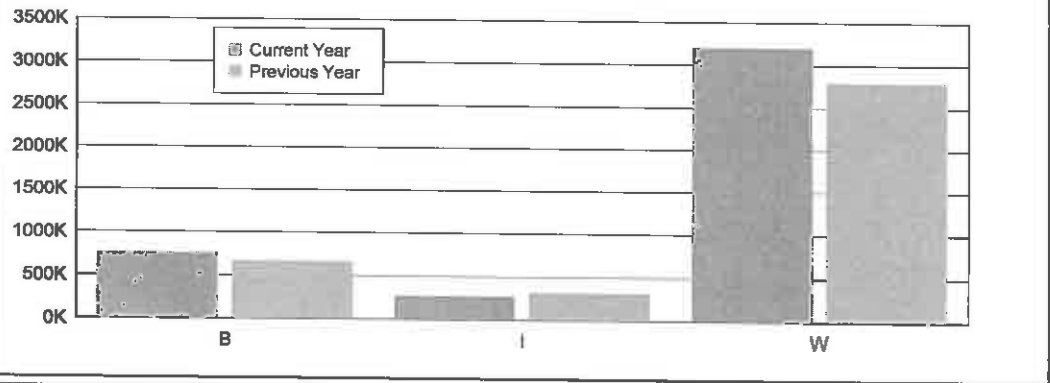
City of Findlay

Account Type	Monthly Total	2016 Year to Date	2015 Year to Date	Increase (Decrease)	% Change	2016 Month to Date	Previous Year(s) Month to Date
W	1,543,543.20	3,206,472.33	2,799,300.85	407,171.48	14.55	1,139,380.48	404,162.72
I	121,652.49	273,625.76	320,736.16	-47,110.40	-14.69	11,918.71	109,733.78
B	688,736.78	755,862.43	668,208.00	87,654.43	13.12	32,408.38	656,328.40
Totals:	2,353,932.47	4,235,960.52	3,788,245.01	447,715.51	11.82	1,183,707.57	1,170,224.90

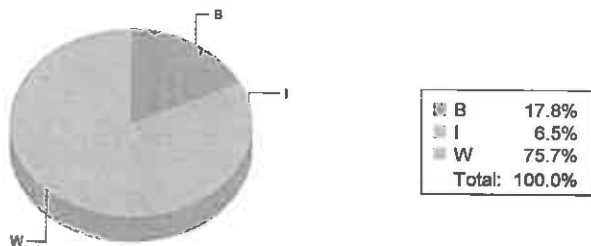
Monthly Collections by Account Type



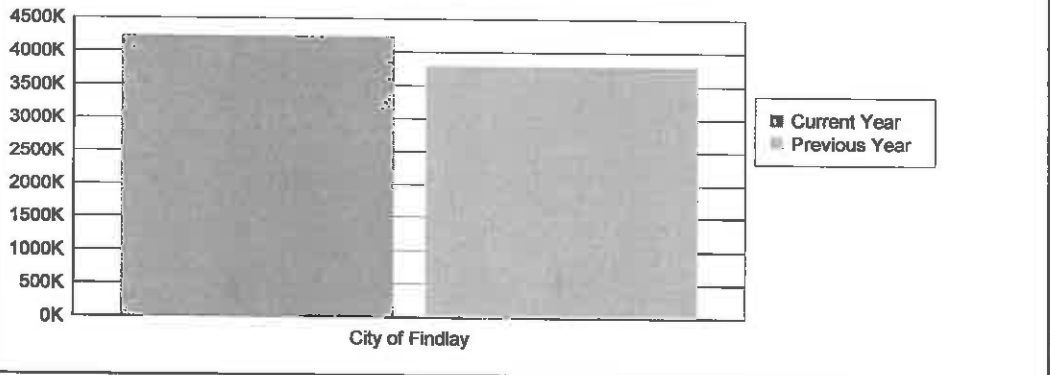
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



THE SUPREME COURT OF OHIO
Administrative Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **JONATHAN P STARN**

Report for the month of: **February 2016**

	A	B	C	D	E	F	G	H	I	T	
	Feltonies	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.E.D.	Other Civil	Small Claims	TOTAL	
Pending beginning of period	1	0	91	12	282	5	316	67	0	140	913
New cases filed	2	4	111	42	975	2	87	19	1	68	1309
Cases transferred in, reactivated or redesignated	3	0	10	0	60	0	1	0	0	1	72
TOTAL (Add lines 1-3)	4	4	212	54	1317	7	404	86	1	209	2294
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults	5	0	19	11	37	2	57	18	0	0	144
Hearing by Magistrate (include guilty or no contest pleas and defaults	6		0	0	29	0	0	0	0	33	62
Transfer (include waivers of preliminary hearing and individual judge assignments	7	0	83	37	91	1	9	1	0	1	223
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	8	0	0	0	0	0	3	0	0	0	3
Other dismissals (include dismissals at preliminary hearing)	9	3	1	0	0	0	18	15	0	29	66
Violations Bureau	10		0		721						721
Unavailability of party for trial or sentencing	11	0	21	0	39	0	0	0	0	0	60
Bankruptcy stay or interlocutory appeal	12	0	0	0	0	0	0	0	0	1	1
Other terminations	13	0	14	0	89	0	0	0	1	1	105
TOTAL (Add lines 5-13)	14	3	138	48	1006	3	87	34	1	65	1385
Pending end of period (Subtract line 14 from line 4)	15	1	74	6	311	4	317	52	0	144	909
Cases pending beyond time guideline	16	0	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	17	0	0	0	0	0	0	0	0	0	0

FTP 2/1/16

Fax to:
(614) 387-9419
-or-
Mail to:
Court Statistical Reporting Section
Supreme Court of Ohio
65 South Front Street, 6th Floor
Columbus, Ohio 43215-3431

JONATHAN P STARN

Date

Preparer's name and telephone number if other than judge (print or type)

Date

THE SUPREME COURT OF OHIO
Individual Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **JONATHAN P STARN**

Report for the month of: **February 2016**

Date of completion of most recent physical inventory
02/11/2016

		B Miscellaneous	C O.V.L	D Other Traffic	E Personal Injury & Property Damage	F Contracts	G F.E.D.	H Other Civil	T TOTAL	V Visiting Judge
Pending beginning of period	1	226	94	108	1	11	2	0	442	0
New cases filed	2	39	21	44	1	4	1	0	110	0
Cases transferred in, reactivated or redesignated	3	6	2	1	0	0	0	0	9	0
TOTAL (Add lines 1-3)	4	271	117	153	2	15	3	0	561	0
Jury trial	5	0	0	0	0	0	0	0	0	0
Court trial	6	0	0	0	0	0	0	0	0	0
Default	7				0	0	0	0	0	0
Guilty or no contest plea to original charge	8	25	22	18					65	0
Guilty or no contest plea to reduced charge	9	4	1	3					8	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	10	0	0	0	0	0	0	0	0	0
Other Dismissals	11	25	0	13	0	3	0	0	41	0
Transfer to another judge or court	12	0	0	0	0	0	0	0	0	0
Referral to private judge	13				0	0	0	0	0	0
Unavailability of party for trial or sentencing	14	4	0	2	0	0	0	0	6	0
Bankruptcy stay or interlocutory appeal	15	0	0	0	0	0	0	0	0	0
Other terminations	16	0	0	0	0	1	0	0	1	0
TOTAL (Add lines 5-16)	17	58	23	36	0	4	0	0	121	0
Pending end of period (Subtract line 17 from line 4)	18	213	94	117	2	11	3	0	440	0
Cases pending beyond time guideline	19	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	20	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	21	0	0	0	0	0	0	0	0	0

FTP 3/1/16

Fax to:
(614) 387-9419
-or-
Mail to:
Court Statistical Reporting Section
Supreme Court of Ohio
65 South Front Street, 6th Floor
Columbus, Ohio 43215-3431

JONATHAN P STARN Date

Preparer's name and telephone number if other than judge (print or type) Date

JONATHAN P STARN Date

THE SUPREME COURT OF OHIO
Individual Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **ROBERT A FRY**

Report for the month of: **February 2016**

Date of completion of most recent physical inventory
12/26/2014

	B	C	D	E	F	G	H	T	V
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge
Pending beginning of period 1	166	96	109	1	12	2	0	386	0
New cases filed 2	44	16	47	0	5	0	0	112	0
Cases transferred in, reactivated or redesignated 3	3	0	2	0	0	0	0	5	0
TOTAL (Add lines 1-3) 4	213	112	158	1	17	2	0	503	0
Jury trial 5	0	0	0	0	0	0	0	0	0
Court trial 6	0	0	0	0	0	0	0	0	0
Default 7				0	0	0	0	0	0
Guilty or no contest plea to original charge 8	15	10	19					44	9
Guilty or no contest plea to reduced charge 9	3	0	4					7	1
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil) 10	0	0	0	0	0	0	0	0	0
Other Dismissals 11	14	0	4	0	3	1	0	22	2
Transfer to another judge or court 12	1	0	0	0	0	0	0	1	0
Referral to private judge 13				0	0	0	0	0	0
Unavailability of party for trial or sentencing 14	7	1	2	0	0	0	0	10	0
Bankruptcy stay or interlocutory appeal 15	0	0	0	0	0	0	0	0	0
Other terminations 16	0	2	2	0	0	0	0	4	1
TOTAL (Add lines 5-16) 17	40	13	31	0	3	1	0	88	0
Pending end of period (Subtract line 17 from line 4) 18	173	99	127	1	14	1	0	415	0
Cases pending beyond time guideline 19	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline 20	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline 21	0	0	0	0	0	0	0	0	0

FTP 3/1/16

Fax to:
(614) 387-9419
-or-
Mail to:
Court Statistical Reporting Section
Supreme Court of Ohio
65 South Front Street, 6th Floor
Columbus, Ohio 43215-3431

ROBERT A FRY _____ Date _____

Preparer's name and telephone number if other than judge (print or type) _____ Date _____

JONATHAN P STARN _____ Date _____

*****CURRENT YEAR*****
 MTD YTD

*****LAST YEAR*****
 MTD YTD

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$6,081.00	\$12,629.00	\$2,961.80	\$5,551.40
BOND FEES	\$450.00	\$1,500.00	\$880.00	\$1,730.00
CIVIL DEPOSIT TENDERS	\$2,807.37	\$5,243.97	\$1,253.00	\$3,513.00
COURT COST	\$53,791.39	\$156,789.53	\$62,280.09	\$118,228.97
DUI ENFORCEMENT	\$4,129.48	\$10,378.36	\$4,056.31	\$7,493.93
ELECTRONIC IMAGING	\$4,467.60	\$12,227.40	\$4,367.85	\$8,657.85
FINES & FORFEITURES	157,524.71	\$420,585.11	190,094.38	\$335,473.17
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$923.25	\$2,044.85	\$921.79	\$1,607.29
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$14.18	\$42.54	\$8.03	\$16.14
JAIL HOUSING	\$7,040.49	\$15,215.29	\$7,796.49	\$11,744.74
JAIL REIMBURSEMENT	\$399.00	\$597.00	\$292.50	\$472.00
LEGAL RESEARCH	\$1.00	\$13.00	\$8.10	\$10.00
MEDIATION	\$1,404.00	\$3,843.00	\$1,393.50	\$2,778.17
MISCELLANEOUS	\$30,787.51	\$82,599.03	\$30,596.05	\$59,301.33
MUNI COURT COMPUTERIZATION	\$4,500.50	\$12,276.02	\$4,427.50	\$8,718.50
MUNI COURT IMPROVEMENT	\$12,220.95	\$29,186.95	\$4,342.00	\$8,549.50
RESTITUTION	\$2,671.60	\$3,892.68	\$1,183.14	\$1,334.84
SPECIAL PROJECTS	\$22,100.44	\$57,936.46	\$17,148.77	\$34,065.86
STATE PATROL	\$24,960.91	\$70,149.89	\$25,772.75	\$49,137.73
TRAFFIC/CRIMINAL BONDS	\$24,066.53	\$15,483.47	\$3,111.38	\$14,033.02
	360,341.91	\$912,633.55	362,895.43	\$672,417.44

DISTRIBUTIONS:

ALCOHOL MONITORING	\$6,081.00	\$12,629.00	\$2,961.80	\$5,551.40
BOND FEES	\$450.00	\$1,500.00	\$880.00	\$1,730.00
CIVIL DEPOSIT TENDERS	\$10.00	\$2,836.14	\$1,965.00	\$2,902.50
COURT COST	\$53,791.39	\$156,789.53	\$62,280.09	\$118,203.97
DUI ENFORCEMENT	\$4,129.48	\$10,378.36	\$4,056.31	\$7,493.93
ELECTRONIC IMAGING	\$4,467.60	\$12,227.40	\$4,367.85	\$8,657.85
FINES & FORFEITURES	157,920.47	\$420,106.03	195,040.51	\$340,372.17
FUND REIMBURSEMENT				
INDIGENT DRIVER ALCOHOL	\$923.25	\$2,044.85	\$921.79	\$1,607.29
INMATE MEDICAL EXPENSE				
INTEREST	\$14.18	\$42.54	\$8.03	\$16.14
JAIL HOUSING	\$7,040.49	\$15,215.29	\$7,796.49	\$11,744.74
JAIL REIMBURSEMENT	\$399.00	\$597.00	\$292.50	\$472.00
LEGAL RESEARCH	\$1.00	\$13.00	\$8.10	\$10.00
MEDIATION	\$1,404.00	\$3,843.00	\$1,393.50	\$2,778.17
MISCELLANEOUS	\$56,600.50	\$122,388.96	\$43,240.04	\$77,660.77
MUNI COURT COMPUTERIZATION	\$4,500.50	\$12,276.02	\$4,427.50	\$8,718.50
MUNI COURT IMPROVEMENT	\$12,220.95	\$29,186.95	\$4,342.00	\$8,549.50
RESTITUTION	\$2,196.63	\$3,417.65	\$1,133.14	\$1,284.84
SPECIAL PROJECTS	\$22,100.44	\$57,936.46	\$17,148.77	\$34,065.86
STATE PATROL	\$24,960.91	\$70,149.89	\$25,772.75	\$49,137.73
	359,211.79	\$933,578.07	378,036.17	\$680,957.36

DISTRIBUTED TO:

*****CURRENT YEAR*****
 MTD YTD

*****LAST YEAR*****
 MTD YTD

	MTD	YTD	MTD	YTD
CITY OF FINDLAY	165,903.14	\$420,808.04	162,809.38	\$293,002.22
HANCOCK COUNTY	\$22,185.41	\$60,649.29	\$29,865.74	\$53,867.66
OTHERS	113,531.30	\$289,139.36	128,598.61	\$217,398.13
STATE OF OHIO	\$68,007.28	\$184,355.18	\$69,311.66	\$133,142.81
	<u>369,627.13</u>	<u>\$954,951.87</u>	<u>390,585.39</u>	<u>\$697,410.82</u>



ROBERT A FRY, JUDGE



JONATHAN H. STARN, JUDGE

DISCLAIMER: RECEIPTS COLLECTED ARE NOT TO BE CONFUSED WITH RECEIPTS DEPOSIT

FINDLAY WORC FINANCIAL ANALYSIS

JANUARY 01, 2016 THRU FEBRUARY 29, 2016

PLEASE NOTE: THE WORC WILL CLOSE FOR 7 DAYS - FOR 6 DIFFERENT WEEKS = 42 DAYS THROUGHOUT THE YEAR.

FIMC cases	Findlay City Ordinance cases, days served=	104
FIMC cases	State Code cases, days served =	77
FIMC cases	Total days served (combined City and State) =	181

<u>Other Courts using WORC</u>	<u>Days Served</u>	<u>Additional Income to date</u>
Fostoria Municipal Court	0	\$0.00
Hancock County Common Pleas Court	1	\$25.00
Hancock County Juvenile Court	0	\$0.00
Upper Sandusky Municipal Court	0	\$0.00
Henry County Common Pleas Court	29	\$725.00
Fremont Municipal Court	0	\$0.00
Other Courts Usage Total Days:		Total Additional Income: \$750.00

Hancock Co. Justice Center Cost: 104 City Ordinance case days served x \$84 / day saved by
not serving time at the Justice Center = \$8,736.00

Total fees collected at \$25 / day from all residents = \$5,275.00

Outstanding fees = \$2,667.00 (18 accounts)

Expenses = \$42,970.17

Charge Statistics = \$5,390.00 (charged upon entry for full stay) (JUNE MAY SHOW 0.00 CHARGE DUE TO CHARGE RECEIVED A CREDIT DUE TO FURLOUGH OR REFUNDS DUE TO EARLY RELEASE REFUNDS - THESE CREDITS ARE SUBTRACTED FROM THE BILLED AMOUNT).

Payment Statistics = \$4,875.00 (this amount may be larger than the Charge Statistics at times, due to the fact that residents are charged upon entry for their full stay - i.e.: charged in May but made payments in following months). (This also includes Reimbursables).

Net Expense = \$38,095.17
(Expenses - Payments)

Program Savings: Net vs. Justice Center cost = (\$29,359.17) *
(Justice Center Cost - Net Expense)

Commissions Received from Securus Pay Phones = \$6.60

*** All information in this document has been tallied due to errors occuring in the WORC computer program.

* Programs savings does not account for factors associated with continued employment of participants.

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

March 7, 2016

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

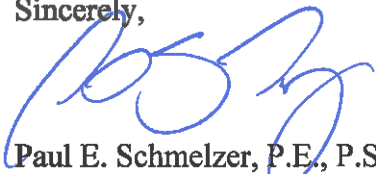
As you know, the City of Findlay has entered into an agreement with the Findlay YMCA each year since 2010 for operation of Riverside Pool. Findlay YMCA and the City are desirous to enter into an agreement again this year.

As you may recall, the agreement states that the City provides the pool and water for the season, maintains the physical structure of the pool, buildings, and surrounding grounds, pays utility costs, and pays for reasonable capital expenditures to keep the pool and grounds in good repair. Also, the City will reimburse the YMCA for any operating losses up to \$30,000. Findlay YMCA is responsible for non-utility operating costs of the pool, including custodial and paper supplies, pool chemicals, concessions, and all personnel costs.

By copy of this letter, I have requested the Director of Law to prepare legislation for your consideration to authorize me to enter into a contract with the Findlay YMCA for operation of the pool.

Thank you for your consideration of this matter.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

pc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310
Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

March 4, 2016

Honorable City Council
Findlay, OH 45840

RE: Runway 18/36 Rehab (AIP-26), Project No. 35264900

Dear Council Members:

Again this year, the City has the opportunity to apply for grant funds from the Federal Aviation Administration (FAA). The grant funds will be used for Runway 18/36 rehabilitation. The project is included in the 2016 Capital Improvements Plan.

The total estimated project cost is \$2,610,000. The expected grant amount from the FAA is \$2,349,000. In the past, the City's matching share was 10%. This year it is possible that the Ohio Department of Transportation (ODOT) will contribute a 5% match.

By copy of this letter, the Law Director is requested to prepare legislation for authorization to submit the grant application and sign the necessary agreements with FAA and ODOT.

Thank you for your consideration.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

pc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Engineering Department



AUDITOR'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7101 • Fax: 419-424-7866
www.findlayohio.com

JIM STASCHIAK II
CITY AUDITOR

Thursday, March 03, 2016

The Honorable Council
Findlay, Ohio

Council Members,

A set of summary financial reports for the prior month include:

Summary of Year-To-Date Information as of February 29th, 2016
Cash & Investments as of February 29th, 2016
Open Projects Report as of February 29th, 2016
Financial Snapshot for General Fund as of February 29th, 2016

Respectfully Submitted,

A handwritten signature in blue ink, which appears to read "Jim Staschiak II". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Staschiak II
City Auditor

CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF FEBRUARY 29, 2016

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	152,959	25,327		3,350	575	
MAYOR'S OFFICE	278,269	32,807		5,000	1,042	
AUDITOR'S OFFICE	637,996	73,623		383,364	147	
TREASURER'S OFFICE	14,471	1,190		-	-	
LAW DIRECTOR	616,217	79,425		115,000	52,875	
MUNICIPAL COURT	1,906,877	213,772		1,409,600	312,226	
CIVIL SERVICE OFFICE	126,275	13,401		24,000	20,517	
PLANNING & ZONING	146,719	68,256		-	-	
COMPUTER SERVICES	292,402	36,423		301,402	-	
GENERAL EXPENSE	3,133,400	211,096		-	-	
GENERAL REVENUE	-	-		22,608,641	2,191,957	
POLICE DEPARTMENT	7,461,581	806,595		701,350	335,395	
DISASTER SERVICES	52,672	18,939		-	-	
FIRE DEPARTMENT	7,404,615	915,368		269,235	36,463	
DISPATCH CENTER	1,063,665	122,531		-	-	
N.E.A.T.	106,443	10,341		3,000	111	
HUMAN RESOURCES	154,378	25,040		-	-	
W.O.R.C.	355,280	42,970		105,220	9,857	
SERVICE SAFETY DIRECTOR	248,496	26,678		-	-	
ENGINEERING OFFICE	769,517	97,447		105,100	4,072	
PUBLIC BUILDING	355,944	27,031		800	4,437	
HEALTH DEPARTMENT	169	90		-	28,513	
ZONING	174,293	12,623		57,250	5,845	
PARK MAINTENANCE	672,069	45,336		116,350	76,956	
RESERVOIR RECREATION	5,217	65		-	-	
RECREATION MAINTENANCE	140,500	-		-	-	
RECREATION FUNCTIONS	843,431	103,158		700,200	133,049	
CEMETERY DEPARTMENT	391,385	29,911		165,500	84,650	
TOTAL GENERAL FUND	27,505,240	3,039,442	11.1%	27,074,362	3,298,686	12.2%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	3,046,101	295,699		2,980,585	641,517	
TRAFFIC-SIGNALS	480,797	160,951		74,000	74,000	
TOTAL SCM&R FUND	3,526,898	456,650	12.9%	3,054,585	715,517	23.4%
SCM&R HIWAYS	178,212	1,380		138,990	22,927	
TOTAL SCM&R HIWAYS FUND	178,212	1,380	0.8%	138,990	22,927	16.5%
AIRPORT OPERATIONS	1,142,688	102,505		922,390	122,585	
TOTAL AIRPORT FUND	1,142,688	102,505	9.0%	922,390	122,585	13.3%
WATER TREATMENT	2,221,311	205,825		18,000	7,837	
WATER DISTRIBUTION	1,837,440	167,346		55,400	3,283	
UTILITY BILLING	1,138,230	119,787		8,063,994	1,180,791	
SUPPLY RESERVOIR	440,705	27,112		23,083	650	
TOTAL WATER FUND	5,637,686	520,070	9.2%	8,160,477	1,192,561	14.6%
SANITARY SEWER MAINT	1,083,828	115,538		300	1,957	
STORMWATER MAINT	266,386	29,690		770,440	126,754	
WATER POLLUTION CONTROL	3,237,640	294,568		8,801,140	1,425,756	
TOTAL SEWER FUND	4,587,854	439,796	9.6%	9,571,880	1,554,468	16.2%
PARKING	103,389	18,898		80,900	15,204	
TOTAL PARKING FUND	103,389	18,898	18.3%	80,900	15,204	18.8%
SWIMMING POOL	84,655	124		75,000	-	
TOTAL SWIMMING POOL FUND	84,655	124	0.1%	75,000	-	0.0%
CIT ADMINISTRATION	20,087,190	1,942,403		24,557,000	4,236,443	
TOTAL CIT FUND	20,087,190	1,942,403	9.7%	24,557,000	4,236,443	17.3%

CITY OF FINDLAY
CASH & INVESTMENTS AS OF FEBRUARY 29, 2016

<u>AMOUNT</u>	<u>DESCRIPTION AND RATE</u>	<u>BANK/FIRM</u>
\$ 995,000.00	STAR OHIO @ 0.40%	
121,147.00	STAR OHIO @ 0.40%	
3,500.00	STAR OHIO @ 0.40%	
1,343,926.75	STAR OHIO @ 0.40%	
16,000,000.00	STAR PLUS @ 0.35%	
10,005,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
1,033,667.00	FNMA @ 0.506%	KEY BANK
998,240.49	FHLB @ 0.400%	MORGAN STANLEY
999,065.81	FFCB @ 0.450%	FIFTH THIRD BANK
999,500.00	FFCB @ 0.500%	FIFTH THIRD BANK
999,531.25	US TREASURY @ 0.500%	FIFTH THIRD BANK
999,596.51	FFCB @ 0.600%	MORGAN STANLEY
999,609.23	FHLB @ 0.700%	HUNTINGTON BANK
998,635.89	FHLB @ 0.700%	HUNTINGTON BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.250%	FIRST FEDERAL BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.500%	WATERFORD BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.500%	CITIZENS NATIONAL BANK
999,407.22	FHLB @ 0.730%	PNC BANK
998,476.56	US TREASURY @ 0.625%	HUNTINGTON BANK
1,004,140.63	US TREASURY @ 0.875%	HUNTINGTON BANK
1,000,078.13	US TREASURY @ 0.625%	HUNTINGTON BANK
2,000,000.00	US TREASURY @ 0.750%	HUNTINGTON BANK
998,800.00	US TREASURY @ 0.625%	KEY BANK
1,004,550.00	US TREASURY @ 1.000%	HUNTINGTON BANK
1,004,900.00	US TREASURY @ 1.000%	HUNTINGTON BANK
1,001,160.00	US TREASURY @ 0.625%	HUNTINGTON BANK
998,280.00	US TREASURY @ 0.500%	HUNTINGTON BANK
993,750.00	US TREASURY @ 0.625%	PNC BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.620%	FIRST NATIONAL BANK
999,750.00	FHLB @ 1.125%	PNC BANK
<hr/>		
\$ 50,479,712.47	INVESTMENT TOTAL	
4,614,032.80	5/3 BANK ACCOUNT BALANCE	
2,749.66	ACCRUED INVESTMENT INTEREST	
<hr/>		
\$55,096,494.93	TOTAL CASH & INVESTMENTS	

UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)

GENERAL	\$ 11,672,090
SCM&R	493,375
SCM&R HIWAY	107,553
SEVERANCE PAYOUT RESERVE	861,429
AIRPORT	133,665
WATER	8,450,747
SEWER	6,114,011
STORMWATER	2,726,297
PARKING	22,560
CIT ADMINISTRATION	361,392
CIT CAPITAL IMPROVEMENT	7,268,245

CITY OF FINDLAY
BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF FEBRUARY 29, 2016

\$15,102,968.16	General Fund
1,000,000.00	General Fund Restricted Rainy Day
2,785,129.57	General Fund Projects
1,314,322.54	SCM&R Fund
1,229,348.15	SCM&R Fund Projects
-	County Permissive License Fund
168,264.30	State Highway Fund
589.57	Law Enforcement Trust Fund
320.53	Drug Law Enforcement Trust Fund
256,160.02	ID Alcohol Treatment Fund
54,209.41	Enforcement & Education Fund
159,143.10	Court Special Projects Fund
100,865.42	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
95,379.59	Alcohol Monitoring Fund
69,964.51	Mediation Fund
119,407.32	Electronic Imaging Fund
20,355.89	Legal Research Fund
863,722.89	Severance Payout Fund
733,282.49	Debt Service Fund
-	CR 236 TIF Fund
137,110.00	Municipal Court Improvement Fund
392,694.03	Airport Fund
24,163.12	Airport Fund Projects
9,185,689.31	Water Fund
779,284.09	Water Fund Restricted
1,859,253.96	Water Fund Projects
5,420,883.19	Sewer Fund
4,119,060.54	Sewer Fund Restricted
715,421.51	Sewer Fund Projects
51,087.77	Parking Fund
-	Parking Fund Projects
14,019.32	Swimming Pool Fund
-	Swimming Pool Fund Projects
26,783.97	Internal Service Central Stores Fund
775,374.66	Internal Service Workers Comp Fund
1,001,441.20	Internal Service Self Insurance Fund
2,581,023.65	CIT Fund
2,334,823.93	CIT Fund- Restricted Capital Improvements
-	CIT Fund-Restricted Flood Mitigation
-	Police Pension Fund
-	Fire Pension Fund
18,088.85	Tax Collection Agency Fund
1,350,601.75	Cemetery Trust Fund
158,015.22	Private Trust Fund
73,557.53	Guaranteed Deposits
-	Special Assessments Pavements Fund
-	Special Assessments Sidewalks Fund
82.82	Special Assessments Sidewalks Fund Projects
2,491.49	Special Assessments Storm Fund
<u>\$55,096,494.93</u>	TOTAL CASH & INVESTMENTS

**CITY OF FINDLAY
OPEN PROJECTS AS OF FEBRUARY 29, 2016**

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
31926300	HP 3000 MIGRATION	1,020,650	978,094	41,498	1,057
31937300	P25 MARCS CONVERSION	400,000	220,793	178,416	791
31940200	MUNI BLDG WINDOWS	388,000	127,774	-	260,226
31940500	MIRACLE FIELD/DIAMONDS EXPANSION	250,000	11,972	-	238,028
31942400	DOWNTOWN REVITALIZATION	830,000	523,600	269,169	37,231
31942800	GIS UPDATE	50,000	49,600	-	400
31947200	HEALTH DEPT MERGER STUDY	661,250	483,258	1,000	176,992
31948000	OHIO 629 - MCLANE	637,345	55,823	-	581,522
31948100	RIVERSIDE BANDSHELL IMPROVEMENTS	9,000	7,250	1,750	-
31948200	OHIO 629 - MARATHON	250,000	-	-	250,000
31949800	MUNI COURT EXPANSION	500,000	43,271	428,000	28,729
31950800	MUNI BLDG NETWORK REWIRING	110,000	-	77,400	32,600
31951200	REPLACE FIRE ENGINE 4	580,000	574,027	5,591	381
31951500	FFD 2 APPROACH REPLACEMENT	8,650	-	-	8,650
31951700	EMORY ADAMS WALK REPAVE	29,000	-	-	29,000
31951800	SWALE BALL FIELD IMPROVEMENTS	20,000	15,871	1,580	2,549
31952600	SPRUCE DRIVE LANDSCAPE REHAB	62,000	44,480	-	17,520
31953100	COMPUTER SERVICES FIRE SUPPRESSION	28,450	-	26,500	1,950
31953200	MANLEY BLDG IMPROVEMENTS	68,000	62,520	4,950	530
31953400	MECHANICS SHOP FLOOR & HEAT	50,000	44,920	3,919	1,161
31953700	PERFORMING ARTS CENTER PARKING	255,155	-	255,155	-
31953800	FENCING MANLEY & STREET DEPT	68,000	67,602	396	1
31954700	LGIF HEALTH DEPT GRANT	39,000	17,970	1,480	19,550
31954800	BLANCHARD RIVER SEDIMENT REMOVAL	7,500	6,977	523	-
31954900	2016 ODH EMERG PREPAREDNESS GRANT	80,750	42,052	-	38,698
31956700	HPD GRANT SHELTER ROOFS	4,000	-	4,000	-
31961300	2016 GIS UPGRADES	10,000	-	-	10,000
31962900	CUBE ICE EXPANSION FEASIBILITY STUDY	25,000	-	-	25,000
31963300	CUBE FURNACE SYSTEM	50,000	-	-	50,000
31964800	DORNEY PLAZA REVITALIZATION	37,000	-	-	37,000
31965100	NICE LOGGER RECORDER DISPATCH	54,683	-	-	54,683
31980800	ORC PD REQUIRED TRAINING	24,360	24,133	-	227
GENERAL FUND PROJECTS		6,607,793	3,401,988	1,301,329	1,904,476

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
32531900	G&H SEWER SEPARATION	433,986	12,920	382,806	38,261
32542200	DALZELL DITCH CLEANING	20,000	-	-	20,000
32542300	OIL DITCH CLEANING	20,000	-	-	20,000
32542700	W HARDIN SEWER SEPARATION	20,000	4,767	2,208	13,025
32549500	HOWARD RUN DITCH CLEANING	2,000	-	750	1,250
32556000	B4 & B6 SEWER SEPARATION PH 1	20,000	-	-	20,000
32556200	CENTRAL & DAYTON SEWER SEPARATION	20,000	-	-	20,000
32561500	2016 ANNUAL DITCH MAINTENANCE	25,000	-	-	25,000
32563600	MCMANNESS/MCCONNELL SWR SEP	20,000	-	-	20,000
32566300	STORMWATER MGT PLAN MS4	142,970	122,709	200	20,061
32593600	FOSTORIA AVE DRAINAGE PH 2	25,000	23,140	300	1,560
32840700	E SANDUSKY/EAST ST INTERSECT	105,000	93,451	-	11,549
32840800	LIMA/S WEST INTERSECTION	110,000	9,810	54,425	45,765
32842500	BLANCHARD/6TH TRAN ALT PLAN	25,000	9,500	1,000	14,500
32847600	ODOT FY16 RESURFACING	1,000	267	-	733
32850200	W SANDUSKY/S WEST INTERSECTION	100,000	3,250	55,425	41,325
32850400	W LINCOLN/S WEST INTERSECTION	100,000	3,250	54,388	42,362
32850500	CENTER/MCMANNESS INTERSECTION	100,000	3,000	54,493	42,507
32850700	2015 STREET PREV MAINTENANCE	400,000	395,768	2,479	1,753
32852700	W SANDUSKY/WESTERN AVENUE	190,000	589	-	189,411
32852800	E SANDUSKY/BLANCHARD INTERSECTION	20,000	-	-	20,000
32852900	LIMA/WESTERN INTERSECIION	185,000	479	-	184,521
32860200	ODOT CR 99 BRIDGE STUDY	50,000	-	50,000	-
32860600	ODOT FY17 RESURFACING	1,000	-	-	1,000
32861200	2016 RESURFACING	10,000	-	-	10,000
32864500	MAIN ST ALLEY RECONSTRUCTION	20,000	-	-	20,000
SCM&R FUND PROJECTS		2,165,956	682,901	658,474	824,582
35240100	AIP-25 RUNWAY 18/36 REHAB	166,127	91,872	74,255	-
35250600	AIRPORT DRAINAGE IMPROVEMENTS	10,000	-	-	10,000
35264900	AIP-26 RUNWAY REHAB	2,000	-	-	2,000
AIRPORT FUND PROJECTS		178,127	91,872	74,255	12,000

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
35602900	WPC INFLUENT PUMPS	335,000	226,509	49,045	59,446
35620900	WPC BAR SCREENS FOR OXID DITCHES	3,107,500	2,716,352	-	391,148
35641900	BRANDMAN SEWER & CSO	30,000	4,978	3,530	21,492
35649300	I75 SANITARY SEWER RELOCATION	10,000	3,752	675	5,573
35654000	SEWER MAINT COLD STORAGE BLDG	185,000	74,321	-	110,679
35660500	2016 SEWER LINING	10,000	-	-	10,000
35660800	2016 SEWER CLEANING LG DIAMETER	10,000	-	-	10,000
35661100	WPC OXIDATION DITCH 1 CONCRETE	25,000	-	-	25,000
35661800	2016 ANNUAL CSO LTC PROGRAM	25,000	-	-	25,000
SEWER FUND PROJECTS		3,737,500	3,025,912	53,250	658,338
35710800	WATERLINE EXT TO LANDFILL	80,000	77,407	-	2,593
35714000	WTP CLEARWELLS 1, 2 & 3	2,451,000	2,329,049	5,605	116,346
35730600	CR 99 WATERLINE LOOP	421,896	56,114	322,760	43,023
35741200	S CORY & W FRONT WATERLINE	274,000	245,201	-	28,799
35741400	BLANCHARD RVR/STANFORD W/L	25,000	-	8,200	16,800
35752000	ELYRIA WATERLINE	55,000	36,303	13,478	5,219
35752100	BLAINE AVENUE WATERLINE	55,000	44,907	5,080	5,013
35753900	NORTH WATER TOWER PAINTING	985,000	2,011	889,478	93,511
35754100	RAW WATERLINE/TRANSFER STATION	50,000	1,048	-	48,952
35760300	2016 SMALL WATERLINES	150,000	-	-	150,000
35760900	W LIMA ST WATERLINE	20,000	-	-	20,000
35761400	W SANDUSKY ST WATERLINE	30,000	-	-	30,000
35762000	WTP INTERCOM SYSTEM REPAIRS	20,000	-	-	20,000
35762300	2016 DOORS @ WTP	20,000	-	-	20,000
35762600	WESTMOOR RD WATERLINE REPLACE	20,000	-	-	20,000
35763100	BLAINE/ELYRIA WL CONNECTION	20,000	-	-	20,000
35763200	OVERHEAD DOOR @ OHIO PIPE	30,000	-	-	30,000
35764400	WTP CHEMICAL BLDG FLOOR PH2	35,000	-	27,950	7,050
WATER FUND PROJECTS		4,741,896	2,792,039	1,272,550	677,306
38813300	2011 SIDEWALK REPAIR PROGRAM	1,000	466	-	534
SPECIAL ASSESSMENT PROJECTS		1,000	466	-	534

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SNAPSHOT \$ FINANCIAL: GENERAL FUND

2016

Revenues/Expenditures & Key Balances Snapshot as of :

Projected

2/29/2016

GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated \$ 11,849,376

Revenue and Receipts Projection General Fund \$ 27,831,310

Expenses Appropriated General Fund *(assumes \$0.00 returned by departments)* \$ (28,008,595)

OPERATIONAL SURPLUS/(DEFICIT) (\$177,285)

PROJECTED UNENCUMBERED YEAR END GF CASH BALANCE

\$ 11,672,090

FINANCIAL POLICY AMOUNTS

	Minimum	Proj. Balance	Over/(Short)
Minimum Reserve Balance GF (Resolution 002-2014 16.7% of Budget Expenses)	\$ 4,458,466	\$ 11,672,090	\$7,213,624
GF Rainy Day Reserve Account #10000000-818002 (up to 5% prior year revenues)	\$ 1,000,000	\$ 1,000,000	\$0
Self Insurance Fund #6060	\$ 1,000,000	\$ 809,156	(\$190,844)

AMOUNT ABOVE FISCAL CAUTION

\$ 8,993,424

MONITORING INTANGIBLE / ANTICIPATED ITEMS

LIKELY

POSSIBLE

GENERAL FUND

Revenue Differential + / (-)

Expense Differential + / (-)

Fund Subsidies + / (-)

Unbudgeted Projects

PROJECTED LIKELY YEAR END GF CASH BALANCE (excludes rainy day reserve)

2016

\$ 11,672,090

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

March 10, 2016

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

This letter will serve as my request for your confirmation of the following individual to the respective Board/Commission:

Revolving Loan Fund

Requires Council confirmation

Terms will expire on December 31, 2017

Matthew Klein

I trust that you will concur with my choice and confirm my appointment. Thank you for your consideration.

Sincerely,



Lydia L. Mihalik

Mayor

City of Findlay City Planning Commission

Thursday, February 11, 2016 - 9:00 AM
Municipal Building, Council Chambers

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT:

Paul Schmelzer
Lydia Mihalik
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Don Rasmussen
Brian Thomas
Todd Richard

GUESTS:

Todd Jenkins, Steve Rupe, Lou Wilin, Doug Jenkins, Dan Stone, Tom Shindeldecker, Paul F. Smith, Brian Dewey, Chris Nagy

CALL TO ORDER

ROLL CALL

The following members were present:

Paul Schmelzer
Dan DeArment
Lydia Mihalik
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Matt Cordonnier.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the January 14, 2016 meeting. Dan DeArment seconded. Motion to accept carried 5-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-01-2016 filed to rezone 133 Hillcrest Avenue, Findlay from O-1 Institutions & Offices to R-1 Single Family Low Density Residential.

HRPC

General Information

This request is located on the south side of Hillcrest Avenue. It is zoned O-1 Institutions and Offices. Abutting land on all sides of the proposal are zoned R-1 Single Family Low Density. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

Originally constructed as a duplex in the early 1970's this site was a former dental office. In July, 2013 the applicant requested that the parcel be rezoned to O-1 in order to sell as an office. Planning Commission recommended denial of the request. City Council approved the rezoning request.

Staff Analysis

The applicant now wishes to rezone the parcel back to R-1 Single Family Low Density to accommodate a buyer who wishes to purchase for a residence.

While R-1 is the current zoning in the neighborhood, the lot size is smaller than the requirements for an R-1 lot. Most of the parcels along this street are more in conformance with the R-2 category. When Staff begins work on the City Zoning Map, this area should be changed to R-2. The Land Use Plan also indicates the R-2 district as appropriate.

HRPC Staff had commented on the illegal parking in the front of the building back in 2013. The curb is dropped and there are parking spaces across the sidewalk where vehicles can pull in forward. We are not sure how these came to be approved, but feel that they certainly should be removed and the curb replaced. This is a residential neighborhood with an elementary school less than a block west of it. It stands to reason that there is plenty of pedestrian traffic whether from the residences or the school and having cars parked here is a hazard.

Staff Recommendation

HRPC Staff recommends that Planning Commission recommend to Council that they rezone 133 Hillcrest to R-2 Single Family Medium Density and that the parking spaces at the front of the lot be removed.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC **recommend to Findlay City Council that 133 Hillcrest Avenue be rezoned to R-2 Single Family Medium Density.**

DISCUSSION

Dan DeArment asked who would replace the curb. Phil Rooney replied that he doesn't know but that is not a zoning issue. Ms. Mihalik stated that the client would.

MOTION

Dan Clinger made a motion for FCPC to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-01-2016 filed to rezone 133 Hillcrest Avenue, Findlay from O-1 Institutions & Offices to R-2 Single Family Medium Density Residential. He also stated that a contingency of the approval is to replace the curb and eliminate the parking along the street.**

2nd: Dan DeArment

VOTE: Yay (5) Nay (0) Abstain (0)

2. PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.

HRPC

General Information

This request is located on the east side of N. Cory Street just north of the first east/west alley north of High Street. It is zoned R-3 Single Family High Density. Parcels to the north and south are also zoned R-3. Parcels to the east and west are zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as PMUD (Planned Mixed Use Development).

Parcel History

The site is currently vacant. A triplex was located on this parcel until it was destroyed by a fire and demolished in 2008.

Staff Analysis

The applicant is requesting to rezone this lot to R-4 Duplex/Triplex High Density in order to construct a new 2 or 3 family unit. In the recent zoning code amendments, the R-4 District was changed to accommodate both categories of housing.

The neighborhood is a mixture of single, duplex and triplex units now. The homes directly north and south of this lot are listed as duplexes on the County Auditor's website. The home directly across the street is single family and is abutted by duplexes on its north and south sides. When changes are made to the zoning map this area will probably be a checker board of various residential categories.

Judy Scrimshaw has been in conversations with the new owner of the lot and has informed him that only one residential structure is permitted on the site and the requirements for off street parking. We will consider this an infill site when determining the development standards to apply at that time

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of

PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.

ENGINEERING

No Comments

FIRE PREVENTION

No comments.

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.**

DISCUSSION

Dan Clinger commented that he saw a conflict on setbacks in the R-4 district in the zoning code. He just wanted to note that there may be a setback that needs clarified. Dan Stone said he thought it was a conflict between the illustration and the text. Mr. Cordonnier stated that if that is the case the code does state that text takes precedent over any illustrations.

MOTION

Paul Schmelzer moved to recommend approval to Findlay City Planning Commission of **PETITION FOR ZONING AMENDMENT #ZA-02-2016 filed to rezone Lot 1010 in the AF & DM Vance Addition, Parcel #600000317710 from R-3 Single Family Residential to R-4 Duplex/Triplex High Density.**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

3. ALLEY/STREET VACATION PETITION #AV-02-2016 filed to vacate +/- 18.8' of right-of-way along the east side of S. Main Street from E. Lincoln Street north to a point a distance of approximately 267'.

HRPC

General Information

This request is located on the east side of S. Main Street just north of E. Lincoln Street. It is zoned C-3 Downtown Business. All surrounding parcels are also zoned C-3. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This is the future site of the Hancock Hotel as conditionally approved by FCPC in January, 2016.

Staff Analysis

The applicant is proposing to vacate 18.8' of public right of way across the full frontage of the future hotel site encompassing approximately 267 lineal feet.

At the site plan review in January for the construction of the hotel, it was noted that the canopy structure over the entry encroached into the right-of-way. The Commission had discussed a recent case at the Findlay Inn in which they vacated a portion of right-of-way on E. Main Cross Street in order to construct an outdoor patio area. Only the portion of actual encroachment was vacated.

It appears that the applicant is requesting a much larger vacation than necessary. Staff does not see any reason to vacate the full length of the block nor to go any further west into the right of way than what the structure will be built upon.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council to vacate only that portion of the right-of-way necessary to encompass the canopy structure.

ENGINEERING

It was my understanding from the last meeting that the applicant was going to look into the possibility of shortening up the canopy so that they could minimize the amount that would overhang into the existing right of way. For the portion that did overhang into the right of way, the possibility was presented to vacate around the canopy so that the canopy would be on private property as opposed to having a permit to be in the public right of way.

The application that was submitted would vacate the right of way from the back of curb on the east side of Main Street from Lincoln Street to Hardin Street. Engineering would recommend that the application be modified so that the vacation would follow around the canopy as was recommended at the last meeting.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend to Findlay City Council to approve **ALLEY/STREET VACATION PETITION #AV-02-2016** amended to only vacate that portion of right-of-way needed to encompass the proposed canopy structure.

DISCUSSION

Dan Clinger stated that he thinks everyone understands that this is a property that may not be controlled by Marathon forever. He said he was not in favor of giving up the right-of-way initially and said they approved the hotel plan based on resubmission of the walkway, etc. Mr. Clinger questioned what could take place here if the City gives up the right-of-way. He is afraid that someone could close that portion of the hotel off so that pedestrians could not go through. He said he knows we gave some to the Findlay Inn but that did not impede upon pedestrian traffic in any way. Mr. Clinger said he certainly cannot support the vacating across the full length of the building but he also struggles with the portion just covered with the canopy.

Dan Stone said he wanted to present an exhibit that complies with what HRPC and the City Engineer are requesting in their comments. Rather than doing the entire right of way, they are proposing it to only be for the arcade itself with the small portion that overhangs the actual curb to be granted a variance on the encroachment. In regards to the access, Marathon would propose a pedestrian easement which would run with the property. They know they will need other easements for signage and traffic control devices which would also be filed to run with the land in perpetuity. Mr. Stone explained the distance they were requesting from the building wall west. Mr. Schmelzer said that he does not want to vacate any farther west than the back of the existing curb. Mr. Stone said that they are keeping just inside the back of the curb now. Mr. Schmelzer commented that he could not be in favor of the vacation encroaching into parking space.

Don Malarky asked if it might be easier to do the entire area as an encroachment permit. Paul Schmelzer said he thought they could certainly do that. He said that if they were okay with that he could certainly go for it and thought he would get more votes on planning commission with that proposal. Mr. Marlarky said he did not see that as a problem with Marathon as long as they can construct. He stated that they could put whatever terms the City desired as far as access, etc. He said they will need an encroachment permit for the canopy anyway so why not just tie it up with a single larger encroachment permit. Mr. Malarky said that he assumes that if the building ever does sell, that the permit runs with the property and if any modifications were needed it would be a separate permit. Mr. Schmelzer replied that that is correct.

Dan Clinger stated that with the encroachment permit they would not be giving up any right-of-way. Mr. Schmelzer confirmed that. Mr. Clinger said that another point of discussion last month was defining a pedestrian walk through area. Dan Stone said that what they are looking at is defining the area with different colors and patterns of concrete. Mr. Malarkey stated that there is adequate space under the arcade to have drop offs and pedestrian traffic.

Todd Richard asked if the canopy is supported on the ground. Mr. Malarky said the canopy will be some cantilever. Dan Stone that there are pillars on the concrete island area for the main arcade. Then just to the right of that is where the pedestrian access will line up all the way through up to the Marathon Green area. Dan Clinger asked Mr. Richard is there is a minimum height for the area that they will project over into the parking spaces. Todd Richard said they allow encroachments into the right-of-way with awnings and canopies with at least a 7 foot clearance over a sidewalk. Mr. Clinger asked Mr. Malarky is he knew what height it was at. Dan Stone he could not remember the exact number but that it is in the double digits. There should be ample clearance for any vehicles. Paul Schmelzer said he just wants to clarify that we are now talking about an encroachment permit that covers that part of the structure that is also supported. Mr. Stone said that is correct. There is no right-of-way vacation. Mr. Schmelzer asked Todd Richard if under the current permit structure, they can issue such a permit. Mr. Richard replied that he can issue it with Council approval. Mr. Schmelzer said that now they have to go before Traffic Commission on the parking space issue and to City Council on the encroachment permit which will modify the request for a vacation of right-of-way.

Dan Clinger asked if they need to move for denial of the request as presented and then move on to making a recommendation in regard to their alternate proposal. Mr. Schmelzer replied that given the discussion, he doesn't think there is a need to address the modification. He said he would be inclined to recommend to Council that the right-of-way vacation be denied in its present form. Then the conversation can take place at Council in regard to the encroachment permit.

MOTION

Paul Schmelzer moved to recommend to Findlay City Council that **ALLEY/STREET VACATION PETITION #AV-02-2016 filed to vacate +/- 18.8' of right-of-way along the east side of S. Main Street from E. Lincoln Street north to a point a distance of approximately 267' be denied.**

2nd: Dan Clinger

Mr. Schmelzer commented that he appreciated the conversation and thought about the encroachment permit. He said he thinks it may be a little more cumbersome for the Marathon folks but he thinks it gives the City a little more security.

VOTE: Yay (5) Nay (0) Abstain (0)

4. LETTER REQUESTING REVIEW OF PROPOSED RIGHT OF WAY for 1845 Fostoria Avenue, Findlay, OH.

HRPC

General Information

This project is located on the southeast corner of Bright Road and Fostoria Avenue. It is zoned C-2 General Commercial and parcels to the north and west are also zoned C-2. To the south and east the parcels are zoned MH Mobile Home. It is not within the 100-year flood hazard area. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

The site is currently vacant. Some prior uses have been an ice cream store, pizza store, and retail meat market and car dealership.

Staff Analysis

The applicant is requesting feedback on what the potential impact of required right-of-way along Fostoria Avenue/SR 12 will be for development purposes.

Fostoria Avenue/SR 12 is a Major Thoroughfare on the City of Findlay Thoroughfare Plan. The proposed right-of-way for Majors is 120'. This would mean the parcel would be measured at 60' from the centerline before any setbacks would apply. We believe the current right-of-way on the south side is 30'. Bright Rd. is also a Major Thoroughfare on the City's Plan and would require the same width. We aren't sure of the current right-of-way width along Bright Road, it seems to vary. Staff checked on the plans for Ohio Orthopaedics on the opposite corner of this intersection. When they filed their site plan they dedicated the extra right-of-way on both Fostoria Avenue/SR 12 and Bright Road to bring them to 60' from center.

This is a small site and complying with the new right-of-way may make it more difficult to develop. The applicant does have the option of applying for setback variances with BZA if necessary to fit their plan on the site. At this time, we have not seen any proposed plans of what they are considering.

ENGINEERING

Both Bright Road and Fostoria Avenue are major thoroughfares. The subdivision regulations require the right of way on major thoroughfares to be a total of 120 feet (60 feet on each half).

Fostoria Avenue (SR 12) – The existing southern half right of way is 30 feet. The existing pavement has one (1) drive lane in each direction and a left turn lane. If the pavement is ever widened to add additional lanes, the existing right of way will not be large enough for the improvements. Engineering would recommend that the additional 30 feet be dedicated to meet the requirements of the subdivision regulations.

Bright Road – The existing eastern half right of way tapers from 50 feet before the curve to 40 feet at the intersection. The existing pavement has two (2) drive lanes in each direction and a left turn lane. Engineering does not see additional lanes ever being added to the existing pavement. Since the property in question is relatively small (0.80 acres per the auditor's website), the property may already be losing 30 feet from the Fostoria Avenue side and we do not see additional lanes being added in the future, we would not recommend additional right of way be dedicated.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that the applicant dedicate the extra 30' of right of way along the Fostoria Avenue/SR 12 side on their site plan. If FCPC agrees with the Engineers comments, we recommend no change to the Bright Road side of the parcel. Applicant will be able to apply to BZA for setback variances if needed when the site plan is development.

DISCUSSION

Dan Clinger asked if they had to approve additional right-of-way today. Mr. Schmelzer replied no. This does not require any formal action. He said he had met with the consultant and developer and had talked a little about the site plan. Mr. Schmelzer recommended that they come to this body for a Staff Review about the right-of-way so they could get feedback from Engineering, HRPC and this body so they can work on the site plan with more information. Mr. Schmelzer stated that with the concept he saw it will certainly be a major improvement on the site. This is more of a conceptual review with the focus on right-of-way. Mr. Clinger asked if ODOT has any guidelines we need to be aware of. Mr. Schmelzer replied no. He stated that inside the City limits the right-of-way is under our purview. Todd Jenkins responded that he did bring a copy of the conceptual plan showing what the impact of the additional right-of-way would mean on the site. He passed out some copies to the members and asked to walk through the site plan with them. Mr. Jenkins stated that Millstream Area Credit Union wishes to establish an east branch of their business. They have already purchased the property. He said there have been some preliminary discussions with the owners of the Manufactured Home park to combine access with theirs to eliminate curb cuts onto Bright Road. There is already a left turn lane into the Manufactured Home park from Bright Road which helps with traffic flow. They are proposing a left and right turn out of the park. Mr. Jenkins stated that it is obviously a very compact site and they wanted to make sure of where they stood in regard to the right of way before they spent time and money on detailed plans. If the right-of-way is taken it may not even be feasible to develop here. Mr. Jenkins said that he would like the Commission to consider not requiring the right-of-way dedication. He stated that taking the 30' strip is about .12 acres which is about 15% of the total property. He said it does need cleaned up, the access is a mess.

He stated that a lot of the businesses that have been in there may not have been successful because of the difficulty of getting in and out. He said that going east along the Manufactured Home park the existing right-of-way is only 30 feet. If Fostoria Avenue would be widened, you would be looking at taking possibly 30 feet there as well which would impact about 32 mobile homes and the business office. If it is left at the current 90' right-of-way you could put in 5 lanes.

Mr. Schmelzer asked where they were in the negotiations with the Manufactured Home park in regard to the access. Steve Rupe replied that he is heading there after this meeting. He stated that the owner has spoken favorably. It is not a loss of income to him. The park will be getting a new drive, a new waterline in the deal. He also said he would be amenable to taking out some of the arborvitae to help the line of vision coming down Bright Road. He said he thinks he is waiting on seeing how today's meeting goes.

Paul Schmelzer asked how the required parking fits into the site plan. Mr. Jenkins said he would have to check the exact required number with the code, but he knows they exceed it. Dan Clinger asked how they would handle the building setback. Mr. Jenkins replied that they would have to shift the building in order to meet the setbacks if the right-of-way is increased. Mr. Clinger asked if the two thoroughfares would require the 30' setback on both sides. Matt Cordonnier replied that both would be 30' front yards. Mr. Jenkins explained that the drawing was done without any new right-of-way taken and the lines shown in red of the possible new right-of-way if required. Jackie Schroeder commented that it appears the building would encroach but not by much is this layout. Mr. Jenkins said that most of the issues will be with maneuvering traffic around the site and getting in and out. Ms. Schroeder asked that if they went to BZA it would mostly be for the drives and parking areas as opposed to the building location itself. Mr. Jenkins replied yes, but it could possibly be for the building also is it needs to be moved to the south on the site. Dan Clinger asked if the 90' of right-of-way is the current. Mr. Jenkins said yes it is the total now and they would like it to stay that way. They could possibly live with splitting the requirement in half and only having to dedicate 15' additional on their side.

Mayor Mihalik asked City Engineer Brian Thomas what that would mean to him. Mr. Thomas replied that with the 90' they could add two additional lanes. It would involve shifting the road so either the crown would be off center or the whole road would shift. He said he's not sure what it would do utility wise. It would cause issues with the signals. It is something that could be addressed, it's just a matter of who would address at the time. Ms. Mihalik said that from her perspective she would like to see them go back and reconfigure the site plan to accommodate the request. She said it would be easier for the BZA to consider this then for the City to give up potential right of way for an expansion.

Dan Clinger asked if the thought was that an expansion would go only from Bright Road east or would it go west as well. Mr. Schmelzer said the dedication of future right-of-way is just to make sure they have the capacity to carry larger volumes of traffic in the future. Mr. Schmelzer said he understands what they are saying about the Mobile Home park but it isn't really that valid of an argument at this point. Whether or not it goes east or west doesn't really matter at this time either. He said what they do want to do is take a look at these difficult parcels and move forward. Paul said that without some type of variance, it will continue to be in the condition that it is in now. So he agrees with the Mayor that there is certainly room for variances to help this move along. He says there may be some compromise on the right-of-way.

He said depending on how the conversations go with the neighboring property owner, if you didn't have those 6 parking spaces and you can still conform with the code. If the building is slid to the south 20 feet a variance on the 10' setback for the pavement will get you there. Mr. Schmelzer said if they take it back and work on that they can still have something very workable. He said the needed variances then are something he could be in support of.

No formal action required on this item as it is a conceptual review.

5. SITE PLAN APPLICATION #SP-03-2016 filed by University of Findlay, 1000 N Main Street, Findlay for a proposed Center for Student Life and College of Business to be located at 312 College Street.

HRPC

General Information

This request is located in the block bounded by College Street, Morey Avenue, and Davis Street. It is in the University Overlay. All surrounding parcels are also in the University Overlay District. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as University.

Parcel History

The site is currently occupied with surface parking and residential buildings.

Staff Analysis

The applicant is proposing to construct a two-story, 56,847 square foot Center for Student Life and College of Business building.

There are two setback standards in the University Overlay based on the height of the building. The categories are less than 30' and over 30' in height. This structure has heights varying from 33' to 50' so the over 30' category must be used. In this category the setbacks are 40' front yard, 20' side yard and 20' rear yard. Because two (2) sides abut streets, the building has a front yard setback on each. The Davis Street side of the building encroaches into the 40' setback by 10'. The applicant has filed with BZA for a variance on this. The other 3 sides of the building comply with the setback requirements.

A great deal of existing parking, 305 spaces, is being removed to accommodate the new construction. 97 spaces will remain on the site with the new building. Because it is a University setting, parking can be shared anywhere on the campus.

The area will be heavily landscaped with trees, shrubs and planters. A large plaza area on the south (College Street) side will provide areas to gather and possibly eat when the weather permits.

There is no free standing signage indicated. Identification is shown on the buildings. If any other signage will be used, it will require separate permits.

Staff Recommendation

HRPC Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-03-2016 for a proposed Center for Student Life and College of Business to be located at 312 College Street subject to BZA approval on the setback on Davis Street.**

ENGINEERING

Access – The site is currently accessed by a total of five (5) drives on Davis Street, Morey Avenue and College Street. The proposed site will have a total of three (3) drives, one (1) on Davis Street, one (1) on Morey Avenue and one (1) on College Street.

Water & Sanitary Sewer – The applicant is proposing two (2) new sewer services that will connect into the existing sanitary sewer on Davis Street. That sewer has been lined in the past so we would recommend that new lateral be connected to the main at the same location as a couple of the existing laterals so no additional holes will need to be cut into the liner.

We are currently discussing different possibilities with the University and their engineer that would allow the existing four (4) inch waterline on Davis Street to be replaced with an eight (8) inch waterline. Depending upon the results of the discussion, the location of the proposed domestic and fire line taps might change.

Storm water Management – Storm water detention is being provided by a proposed underground detention system located under the proposed parking lot. There is a typo in the Storm water calculations that were provided that will need to be revised and resubmitted to Engineering for approval and while a calculation was included for the required Water Quality Volume, no information was provided on how this is being addressed. A Storm water Pollution Prevention Plan will need to be submitted and approved before construction will be allowed to begin.

Sidewalks – There are existing sidewalks on Davis Street, Morey Avenue, and College Street. New sidewalk is proposed in areas that are now driveways or where the existing curb is in poor condition.

Recommendations: Conditional approval of the plan subject to the following conditions:

- The University and their engineering work with Engineering to finalize the location of the water services.
- Storm water calculations be revised and resubmitted to Engineering with an explanation of how the Water Quality Volume is being addressed.

The following permits may be required prior to construction:

- Street Opening Permit x 6
- Sanitary Permit x 2
- Storm Permit x 4
- Water Permit x 2
- Sidewalk Permit
- Curb Cut Permit x 3

FIRE PREVENTION

Water line and hydrant placement are sufficient but if required to relocate either, final placement of a fire hydrant shall be determined by FFD.

Final location of the Fire Department Connection (FDC) shall be determined by FFD

A Knox box will be required for this building.

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2016 filed by University of Findlay for a proposed Center for Student Life and College of Business to be located at 312 College Street subject to the following conditions:**

- **Approval of variance on setback on north (Davis Street) side (HRPC)**
- **The University and their engineering work with Engineering to finalize the location of the water services. (ENG)**
- **Storm water calculations be revised and resubmitted to Engineering with an explanation of how the Water Quality Volume is being addressed. (ENG)**
- **Water line and hydrant placement are sufficient but if required to relocate either, final placement of a fire hydrant shall be determined by FFD. (FIRE)**
- **Final location of the Fire Department Connection (FDC) shall be determined by FFD (FIRE)**
- **A Knox box will be required for this building. (FIRE)**
- **Apply for all necessary permits with Wood County Building Department. (FIRE)**

DISCUSSION

Mr. Schmelzer stated that some of the comments from the Fire Department and Engineering were a result of conversations with the University in regard to coordinating the improvements to Davis Street and the waterline on Davis Street. The University is going to work toward putting those aspects of the project into their bid package and keep those costs separate so they can be reimbursed by the City. It has a couple of benefits for the City. They will eliminate a small water line that is in their capital plan for replacement in 2017. It will eliminate the need for additional public waterline running north and south in the property as well. Mr. Schmelzer appreciates the University working with them in that regard.

Jackie Schroeder asked if the parking lot to the east of the building will have access off the cul-de-sac. Todd Jenkins replied yes there will be access there and the drive aisle to the west will serve as access to the new building as well as the parking circulation. It will also be a good place for fire department access. Ms. Schroeder asked if there were utility issues or anything as a reason they couldn't meet the setbacks on Davis Street. Todd Jenkins said it is mainly for aesthetic reasons. The greatest encroachment is the canopy over the business entrance. The height of the building is what made it fall into the 40' setback category in the new code. The main parts of the building are at 35' from the line so it's not that much of an encroachment. He said they were also trying to preserve as much of the green space on the south side of the building as possible for activity areas and landscaping. He added that the University owns everything across the street and around the building so they do not have any impact on anyone else.

Mr. Cordonnier stated the HRPC has no real issues with the setback encroachment for this. Everything is owned by the University, they are establishing a campus feel and they know this is not going to be a heavy thoroughfare area. Martin Terry stated that he wanted to correct the application that the building is actually 75,000 square feet and not the 56,000 as noted.

MOTION

Dan Clinger moved to approve **SITE PLAN APPLICATION #SP-03-2016 filed by University of Findlay for a proposed Center for Student Life and College of Business to be located at 312 College Street.**

2nd: Dan DeArment
VOTE: Yay (5) Nay (0) Abstain (0)

At this time Dan Clinger made a motion to bring **SITE PLAN APPLICATION #SP-01-2016 filed by Chris Nagy, 1335 Lima Avenue, Findlay for 5000 square foot expansion of a building located at 1233 Lima Avenue, Findlay.**

Paul Schmelzer seconded the motion. Motion passed 5-0-0.

DISCUSSION

Mayor Mihalik commented that at last month's meeting they had asked that they revisit the site plan. She asked if they had brought any new information today. Dan Stone that they did not. He said it is the request of the owner to request approval as the plan was submitted previously. The owner and potential developer have approached all the adjoining property owners have letters from all but one that they have reviewed the plan and they have no objections to it. Mr. Stone said they wish to move forward and get conditional approval on the plan as previously submitted.

Mayor Mihalik asked if this had gone to BZA yet. Todd Richard replied that it is on the agenda tonight. Dan DeArment asked if the one neighbor they mentioned had objections. Brian Dewey replied that he didn't want to speak to them this time, but he was the one that was here last month and had stated that the business was quiet and he didn't hear anything. He said he had commented that he was a good neighbor at that meeting. The only concern he had mentioned last month was in regard to the fence row and that is going to be addressed on the plan with new fencing and landscaping. He was given a copy of the plans to review and a letter to sign and when Mr. Dewey contacted him a week later he wouldn't sign. He mentioned concerns about runoff. He said he thinks his land is the lowest and he gets water because of it. He stated that in actuality his home is higher. Mr. Dewey said he tried to explain about the detention they were installing that would catch his runoff as well, but he just wouldn't sign. Mr. Schmelzer asked which neighbor it was. Mr. Stone said he is to the south, Mr. Smith, and they are not asking for any variances to the south. Mr. Dewey corrected that he is not the owner directly south. He is at the southeast corner.

Brian Thomas said that Engineering's main concern was the drive access. He said he had talked to Mr. Stone and when a delivery truck comes he is going to let them know and the engineer will go out and put cones up to see how they can maneuver. So, Mr. Thomas said if CPC does approve it he would still like that to be a condition of approval.

Mr. Clinger asked if the BZA case was for setbacks and the expansion of the non-conforming use. Mr. Stone said yes. Mr. Stone explained that they are doing a detention area, new catch basin and they are definitely creating a better drainage system than exists now. Mr. Dewey commented that he definitely will make the site better. Everything will be able to be inside. He currently doesn't have enough space to bring it all in, but with the addition he can definitely do so. Mr. Stone noted that the old chain link fence and scrub brush will be gone and replaced with a 6' privacy fence and required landscaping.

Mr. DeArment asked how tall the building is. Mr. Stone said it is somewhere in the 21 to 25 foot range at the peak.

Mr. Clinger asked how the side setback relates to the homes located to the south. Mr. Stone said the homes site back farther. It appears that on the opposite side of the street all the buildings are very close to the right-of-way, but on this side they sit back. Dan Clinger asked if they could live without the additional 10' of building area. Mr. Dewey said it would be difficult because of new equipment and the 20-25 foot bars of steel he deals with. Getting it in and getting it turned can be difficult. He knows he can never add on again.

Paul Schmelzer asked Todd Richard to confirm his understanding of the expansion of a non-conforming use and the variance that could be granted for that. Would it cover any industrial use or anything that is more unobtrusive than what is there now? Mr. Richard said he thinks the BZA will look at this particular use and this particular expansion with his recommendation that they specifically limit and spell out what use is being permitted to be expanded so that it can't be intensified. Mr. Schmelzer said he is asking because they do have the one property owner that would not sign on the setback, but he was already here and testified to the fact that they were a good neighbor, that they were quiet and he wouldn't want to recommend approval of a plan and the use variance would then allow it to become something much less friendly to the neighborhood. Mr. Richard reiterated that that neighbor has also been notified by Zoning about the hearing tonight and can have an opportunity to speak. Mr. Richard said they are trying to be very careful in limiting the expansion to this type of use and not for something that could be more intensive.

MOTION

Lydia Mihalik made a motion to approve **SITE PLAN APPLICATION SITE PLAN APPLICATION #SP-01-2016 for a 5000 square foot expansion of a building located at 1233 Lima Avenue, Findlay contingent upon:**

- **All BZA issues being resolved tonight**
- **Consultant work with Engineering on the width of the drive along Lima Avenue**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

Lydia L. Mihalik
Mayor

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

Findlay Fire Department
Monthly Activities Report - 2016
 Submitted By: Joshua S. Eberle, Fire Chief

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	14	9										
Assist Other Agency		2										
Emergency Medical Service (EMS)	104	92										
Car Accidents	20	19										
Rescues (Extrication, Water, Elevator)	1											
Hazmat	5	5										
Good Intent	7	5										
Burning Complaints	6	3										
False Alarms	27	17										
Totals	184	152	0	0	0	0	0	0	0	0	0	0

Runs by District	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station 1 - (South Main St)	60	53										
Station 2 - (North Main St)	44	38										
Station 3 - (Tiffin Ave)	39	27										
Station 4 - (CR 236)	41	34										
Totals	184	152	0	0	0	0	0	0	0	0	0	0

Firefighter Training (by hours)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
EMS Formal	58	60										
Fire Formal	17	120										
Fire Informal	1587	1671										
Totals	1662	1851	0	0	0	0	0	0	0	0	0	0

Fire Prevention Bureau

Construction	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	4	5										
Inspections		7										
Plan Reviews	11	9										
System Acceptance Tests	2	1										
Totals	17	22	0	0	0	0	0	0	0	0	0	0

Existing Structure - Additions	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	4	10										
Inspections	7	8										
Plan Reviews	1	8										
System Acceptance Tests	6	3										
Totals	18	29	0	0	0	0	0	0	0	0	0	0

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	7	2										
Undetermined	1											
Incendiary	0											
Fire Investigation Activities												
Follow-up	18	18										
Interviews	67	18										
Assists	0											
Totals	93	38	0	0	0	0	0	0	0	0	0	0

Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assembly		6										
Business		3										
Education K-12		2										
Education Pre-School	1											
Factory		2										
Mercantile		1										
Hazardous / Fireworks												
Institutional												
Mercantile												
Residential												
Adoption / Foster Care		5										
Storage / Mixed Use		1										
Utility Mobile Food Vendors												
Utility Outbuildings												
Vacant Structures	1	1										
Totals	2	21	0	0	0	0	0	0	0	0	0	0

Prevention	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	10	17										
Complaints	3	7										
Fireworks Exhibitions / Events		2										
Knox Box Consults/Maint.		4										
Other	1	4										
Fire Plan Updates	1											
Pre-Fire Plan												
Property Research	5	8										
Safety Presentations		7										
Re-inspections	26	18										
Background Checks	37	12										
Totals	83	79	0	0	0	0	0	0	0	0	0	0

Public Presentations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station Tours	1	2										
Truck Visits	0	1										
Meetings Attended	2	3										
School / Seminars Attended	1	3										
Totals	4	9	0	0	0	0	0	0	0	0	0	0

Board of Zoning Appeals

February 11, 2016

Members present: Chairman Phil Rooney; David Russell, Secretary; Sharon Rooney, and Doug Warren. Todd Richard, Zoning Administrator, introduced Deidre Ramthun who will be helping with BZA duties and taking the minutes.

The meeting was called to order at 6:00 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

Case #54336-BA-16 (1233 Lima Avenue) was introduced. Mr. Richard read his comments as follows: Filed by Brian Dewey, on behalf of Chris Nagy, regarding a variance from sections 1135.04A, 1135.04B2, and 1162.06A of the City of Findlay Zoning Ordinance. The applicant has proposed an addition to a machine shop that is required to have a 30' front yard setback, a required 25' side yard setback, and expansion of a nonconforming use. The proposed addition will be 19.9' from the front line, 14.7' from the side lot line, and the expansion of a nonconforming use (machine shops are prohibited in the C-2, General Commercial District).

This property has had a past history of having automotive repair activity. In 2005 a permit was issued under the advisement of the Law Director to allow the current use. Machine Shops were not a specified permitted use in the C-2 District at the time. The current use was considered more of a repair shop. Today's code clearly classifies this as an industrial use.

The City Planning Commission reviewed the site in January and was tabled. This morning, it was brought off the table. At the time Mr. Richard wrote this, the Planning Commission had asked the applicant to provide a plan that met the setbacks and basically leaving the expansion of the nonconforming use as the only real issue; but the Planning Commission viewed the site again. The plan as it is today, it wasn't changed.

The applicant presented some testimony of the City Planning Commission Meeting that neighbors were fine with the proposal. The Planning Commission reviewed the plan. It's got some drainage on it and there was some talk about the access being too wide and some other minor issues were discussed today. Basically, they approved it with the contingency that they get the variances.

This part of Lima Avenue, as you probably know, has had a lot of different uses throughout – industrial and commercial. This particular lot is closer to the residential area compared to some of the other uses to the west. If the use is granted, if the expansion is granted, then the Board should be pretty specific what is exactly being expanded. We don't want to see an opportunity for a more intensive use to come in down the road, a more intense industrial use if this person leaves in ten years. That would be one thing we would want to keep in mind is recognizing what is going on there now which doesn't seem to be a disturbance to the surrounding area and leaving the door open for something that could be more objectionable in the future.

Mr. Richard didn't address the setbacks in his review because he was anticipating an updated plan. It's not a heavily traveled area; it's a residential street with a 60' right of way. Those properties that are south of this are zoned commercial even though they are residential uses. It's an area that probably should be rezoned when the map is updated to an R-2 zone. Those setbacks would be required at 25'. That's what's being proposed with this setback even though it's not a residential use.

Chairman Rooney swore in Dan Stone, Van Horn Hoover and Associates, 9747 U.S. Route 224, Findlay, and Brian Dewey, operator of the business. Mr. Stone stated that this expansion of industrial use is currently zoned commercial. This area is quite a bit mixed use – there's a lot of industrial across the street, there's been commercial industrial just to the west, there's outside storage to the east with industrial use; so with that Mr. Dewey has been leasing this building for a few years now doing a minor fabrication shop. His business is expanding and he has a potential to purchase this property. He would like to stay here; it's a good location for him. As part of his expansion and with his operations, he does need to expand a little bit more and that's why they're here first for the expansion of the nonconforming use.

With regard to the setback variance they're requesting, the first one is the side yard setback along the east side. The current building sets about 15' off the current property line. It is their intent to extend that same wall line. Due to the slight angle of the property they are just a little bit below 15' and they're not really extending closer to the property line building line wise. That was a good starting point for construction to try to keep that wall the same.

With regard to the other setback, Mr. Richard referred to it as a front yard setback, this property is on a corner so it does have two streets. The variance they are requesting is along Blaine Street which is a very short road and does not have a lot of traffic. They're not looking to go into Lima.

Mr. Dewey did contact all of the property owners to discuss the operation, the expansion. All but one responded positively and had no problems with it. The one that did respond with somewhat negativity had only to do with drainage. As Mr. Richard stated, we do have a detention pond shown on the south side of the property.

There is a 30' building setback along the south side. We are putting a detention facility in there that will collect the rain water from this proposed improvement. It's a low spot on the site so it will intercept the site water as well as allow off site water to drain into the property and out into the roadway without trapping it or ponding it on someone else's property. We feel that we have addressed the drainage issue, the City Engineer has reviewed the drainage calculations and has approved those as part of the site plan.

Doug Warren stated that water is being moved away from Charles Smith's property, and Mr. Stone confirmed that fact.

Doug Warren asked if they looked at alternatives, understand the building line, and asked several questions. The main issue would be to the south and to the east. To the south you're conforming, so there is no problem. On the east side, the southeast corner of the building is already nonconforming with the 25' setback. Did you look at the feasibility of notching 10' out and trying to maintain the 25'? Mr. Dewey said that he needs 4500 square feet for 10' of office in the back and space for additional equipment, material, and restrooms. If he moves the office, he will lose 20'. Mr. Warren verified if that is in the work area, and Mr. Dewey confirmed that it was.

Communications:

Mr. Richard read a letter received today from Charles Smith addressed to the City of Findlay Planning Commission. The letter is as follows:

“Dear Commission Members: This is in regards to Property in review for expansion and setback adjustments. I Charles Smith, owner at 2024 Elyria St., Do not approve of setback variances nor zoning changes. After viewing the plans, I noticed a neighboring buildings missing, drain flow (storm water), and that along with property neglect (which has been improving) Lot size, etc., I feel there are too many issues with construction in that tight of a lot. My property being lowest of all neighboring adds additional concern of standing water. The property next to mine has a building for storage which is not on plan. The building sits about 3 feet from read lot line on Lanagan’s property, and 6 feet from my side lot (N.W. Corner) where new building would locate, adding to my concerns of drainage and safety. Thank you, Charles Smith.” After discussion and questions about the drainage, the drainage was approved by the Planning Commission and their process should take care of any drainage problem. Mr. Stone explained the survey process.

After discussion and questions about the drainage, the drainage was approved by Planning Commission and their process which should take care of any drainage problem. Mr. Stone explained the survey process.

Mr. Warren drove by the property this week and said that is very nice and neat. He asked if this is typical; Mr. Dewey replied that it is typical. He is going to move the barrels of shavings inside the building. Mr. Stone said that this is part of the reason why Mr. Dewey needs the building size. Since it is staying commercially zoned, it is not allowed to have external storage. There has been discussion about the property being in disrepair, fence lines being overgrown. As part of the plan requirements, we’re going to take down the existing chain-link fence, clean up all of the scrub brush and trees, put up a new privacy fence and new landscaping. This is required by code because we are against a residential use. The fence will be constructed above the surface of the ground to let any surface water go through and not dam up into the lower spot. The Board wanted to make sure there was no outdoor storage.

Mr. Russell asked the applicant what type of activity is used on this property. Mr. Dewey informed the Board that it is a job shop, machine shop. They make repair parts for Cooper Tire, businesses in Tall Timbers, etc. He gave the example that if a machine is broken down or has a part off, they bring him a print, he machines it, takes it to them, and they get back up running.

Chairman Rooney questioned if we were considering a use variance. Mr. Richard stated that a permit for this use was issued in 2005 which includes old notes about this property. Chairman Rooney asked if this was part of the strip of land that still needs to be rezoned. Mr. Richard stated that he thinks so; there was some talk of getting a zone change. This was way back when Gary was here and Bill and it kind of fell by the wayside, and we issued a permit based on legal counsel so it would be a legal, nonconforming use. All he’s wanting to do it is expand it; he’s not changing the use. It’s really important that we understand exactly the activity, the type of machinery so we’ve got a baseline for the future. If he outgrows this place in ten years, we don’t want somebody saying there was kind of an industrial use here and they want to put a body shop in there or want to cut and weld and do some heavy duty type things, and we haven’t made your intentions real clear if you grant this; so we have something to lean on here.

Mr. Warren stated that he don't believe we have to worry about the future other than when he's here because it's a C-2 zoning and whoever purchases it will buy it as a C-2 piece of property and has to conform to commercial use. Chairman Rooney stated that yes, that's true; but if a new user comes in within a certain time frame, they can't claim the same use, right? Mr. Richard stated that it stays with the land. Let's say that if it stays vacant for two years or more, it loses its nonconformity, it goes strictly to a C-2 use. If he outgrows it in ten years and there's somebody wanting to lease it from him but the guy does something that's more intensive than what he does. Mr. Warren stated that he can't do it, he doesn't have permission. Mr. Richard said that we just need to make sure that your decision reflects that. It needs to be a clear line here that we're drawing of the intensity of the use. If someone comes in and does the same type of work that he does, fine, that's an even-stein trade; or if somebody wants to retail out of it, then we're getting back to what is more permissible in the C-2 district. It's keeping it from going deeper into the industrial type use.

Mr. Warren stated to Mr. Dewey that he needs to be careful when you buy this and setting yourself up because this is what you're doing to yourself. Every time you want to do something you're going to be back here and be at the mercy of someone's decisions so I think you need to think about that as you make your investments. He thinks there's an extenuating circumstance. Following that building line on the east side makes sense. Mr. Dewey has given us a reason why it's inefficient, he needs the space. I'm pro-business and trying to be sensitive to small business. It does make sense that you continue that building line; minimize that setback along the building line to as close to 15' as you can and really need a number. Is it no more than 14', what is that number? Mr. Stone stated that at the closest point, it's 14.7'. Mr. Warren said that no more than 14.7', so you can subtract that from 25 so your variance is a maximum of 10.3' following the building line. On the west side, build it as proposed even though you're outside of that front yard setback. He doesn't see it as an issue; you're against Blaine and everything around there is kind of an industrial, commercial type environment. Make note that the neighbor's concern of drainage and really even the appearance in that southeast corner up against the Smith property is going to be improved by your drainage plan and by the requirements of fencing and landscaping. That concern is met. Given that, I'd say pick up your permits within sixty days and make a motion that we approve the variance.

It was asked if Mr. Warren wanted to put something in his motion regarding nonconforming use. Discussion was held of nonconforming use. Mr. Warren stated that we're approving the extension of the nonconforming use and that nonconforming use should have been written up the last time. He's going to assume there's already some stipulation on the nonconforming use that you're a light millwright or a light metal workshop. It's almost impossible to define that. You've said your lot is neat and it's going to get neater. He's a light metal worker. Mr. Richard said that you've made the delineation of what we're talking about and if in the future something else came in, the Board has a right to interpret some of these things as they happen. Mr. Warren said that he likes the idea that they can't store outside and can't work outside based on C-2 already. That could be a concern that's eliminated.

Chairman Rooney stated that there is a motion to approve the variance as requested with the regular stipulations about getting your permits. The motion was seconded by Sharon Rooney. The motion passed 4-0.

Case#54347-BA-16 (the block bounded by Davis Street, Morey Avenue and College Street) was introduced. Mr. Richard read his comments as follows: A request from section 1154.04B of the Zoning Ordinance has been filed by the University of Findlay. This section requires a 40' front yard setback; a 30' front yard setback has been proposed. A number of existing student housing dwellings will be removed from the block and be replaced with the proposed building. The University owns most of the property surrounding the project so the impact to the surrounding property owners is going to be very unnoticeable. They're trying to create the campus atmosphere. On the other hand, there is space to the south to adjust the building setback. He was informed today that there is an alley to the south. They're trying to avoid that with the utilities, so that's one factor probably, and I'm sure that Mr. Jenkins will touch on that with more detail.

Chairman Rooney swore in Todd Jenkins, Peterman & Associates, 3480 North Main Street. As Mr. Richard explained to you, we're looking at a front yard setback variance. In this area, the University owns every property that is around this. There is not a single property around this building that they do not own at this time. There is one property off of College Street and that person was given permission to remain in that house with access to the garage off the alley that Mr. Richard referenced until the end of May. We did have to look at positioning things to allow her to continue to access the garage. There are also east/west utility lines, mainly electric and communications, that ultimately will come down but are not down as of yet. These are two of the restrictions on the south side and why we put the building in that location. When we initially started this project, we met with members of Regional Planning and discussed where to put this building and the setbacks, etc., and the general idea was as long as we met or exceeded the setback for the Davis Street building, which is directly across the street, we should be in decent shape. When we laid this building out, we actually exceeded those setbacks of what Davis Street has across the street. The 30' setback that was requested is actually to the column line of a canopy over the entrance of the building. It not actually a part of the building itself, but to the columns for the canopy over the Business College entrance. If you look at the different components of the building, the main building line, the west side of the building, does meet the 40' setback. There are three bump outs as you move to the east. Those are 35' in height and their setback is just over 35' to those. The main entrance to the building is almost 38' where the actual doors are underneath the canopy. The 30' is to that column line. Looking to create the campus atmosphere, we did want to try to keep it as far north as we could but felt that going up to the 20' like the Davis Street building was a bit excessive. We didn't do that but we do want to maintain as much green space to the south as possible. In order to get going on construction, we need to look at and focus on the building area. This campus green area to the south, which is going to be a very nice amenity to campus, is going to be the third phase of the overall project so it will be closer to the end of 2016 or into 2017 before it is completed. The building is scheduled to be occupied in August of 2017. We were at Planning Commission this morning. There were a few conditions on the site plan approval; nothing major as far as any of the Engineering items. One was contingent upon getting the variance from the BZA.


Chairman Rooney made a motion to approve the variance as requested. The only question was why is it in the setback, and I think it's been answered that they've got some issues with an existing alley and some other easement things that are going through there. I think that's a legitimate concern; you can't put the building over the easements, so I will make a motion to approve the variance as requested with the standard stipulations about picking up your permits. The motion was seconded by David Russell. The motion passed 4-0.

Mr. Warren made a motion to approve the minutes from the December 2015 meeting. The motion was seconded by Mr. Russell. The motion to approve the minutes passed 4-0.

Election of Chairman and Secretary for 2016:

Mr. Richard informed the Board that Officers need to be reassigned. A motion was made by Mrs. Rooney to nominate Mr. Rooney as Chairman. Said motion was seconded by Mr. Warren and the motion was unanimously carried. A motion was made by Mr. Rooney to nominate Mr. Russell as Secretary. Said motion was seconded by Mrs. Rooney and the motion was unanimously carried.

The meeting was adjourned.



Chairman



Secretary

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the City Engineer to appropriate funds for the Davis Street Pavement and Resurfacing Project No. 32865300.

FROM: Capital Improvements - CIT \$ 235,000.00
TO: Davis Street Resurfacing Project #32865300 \$ 235,000.00

We recommend

The Administration Enter Into A Development Agreement With The University Of Findlay For The Reimbursement of Construction Cost Associated With Public Improvement on Davis Street

Aye Nay *R. Ronald Monday*
R. Ronald Monday, Chairman

Aye Nay ~~John Harrington~~ *Motion*

Aye Nay *Thomas H. Klein* *Second*
Tom Klein

APPROPRIATIONS COMMITTEE

Aye Nay *Grant Russel*
Grant Russel

DATE: March 8, 2016

Aye Nay *ABSENT*
Jeff Wobser

LEGISLATION _____

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the Blanchard River Watershed Partnership (BRWP) for the City of Findlay to extend its commitment of \$5,000 per year to 2020. No appropriation is needed at this time and the money will be included as part of the normal annual budget process for each of the years of commitment.

We recommend *Approval of the ABOVE REQUEST*

Aye Nay *R. Ronald Monday*
R. Ronald Monday, Chairman

Aye Nay *[Signature]* *SECOND*
John Harrington

Aye Nay *[Signature]* *MOTION*
Tom Klein

Aye Nay *[Signature]*
Grant Russel

Aye Nay *ABSENT*
Jeff Wobser

APPROPRIATIONS COMMITTEE

DATE: March 8, 2016

LEGISLATION _____

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request from the Service-Safety Director to appropriate funds for the City's 2nd quarter appropriations (Ordinance No. 2016-024).

We recommend *APPROPRIATE AS PER THE REQUEST OF THE ORDINANCE*

Aye Nay *R. Ronald Monday*
R. Ronald Monday, Chairman

Aye Nay ~~John Harrington~~
John Harrington

Aye Nay *Thomas H. Klein* *SECOND*
Tom Klein

Aye Nay *Grant Russel* *MOTION*
Grant Russel

Aye Nay *ABSENT*
Jeff Wobser

APPROPRIATIONS COMMITTEE

DATE: March 8, 2016

LEGISLATION _____

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** to whom was referred a request from W. Rob Moden III to discuss waiving rotary fees for 10595 Township Road 94.

We recommend

- Mr. Moden pay water rotary fee & Engineering
Determine approp. amount to be put toward waterline
Extension to property limits.

- Table request Sanitary Rotary

→ We recommend that we schedule a rotary tap fee
committee in 2016


Aye Nay


Holly Frische, Chairman

LEGISLATION: _____

2nd

Aye Nay


R. Ronald Monday

DATED: March 8, 2016

1st

Aye Nay


Tim Watson

COMMITTEE:
WATER & SEWER

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **STREETS, SIDEWALKS, & PARKING COMMITTEE** to whom was referred a request from Larry Pocock to discuss a sidewalk variance for 139 Springbrook Drive.

We recommend *Due to the slope of the land along the south side of Springbrook and the location of a fire hydrant in the probable path of future sidewalks, we recommend the applicant be permitted to replace his existing asphalt driveway with the condition that a concrete sidewalk be installed when and if sidewalks along abutting properties*

Aye Nay


Tom Shindledecker Chairman

Aye Nay


John Harrington
Tim Watson second

Aye Nay


Holly Frische
motion

LEGISLATION: _____

DATE: March 8, 2016

COMMITTEE: **STREETS, SIDEWALKS
STREETLIGHTS & PARKING**

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
March 15, 2016**

RESOLUTION NO. 013-2016 (*Sandusky St widening project*)

second reading

THE FOLLOWING IS RESOLUTION 013-2016 ENACTED BY THE CITY OF FINDLAY, HANCOCK COUNTY, OHIO, HEREINAFTER REFERRED TO AS THE LOCAL PUBLIC AGENCY (LPA), IN THE MATTER OF THE STATED DESCRIBED PROJECT.

ORDINANCE NO. 2016-015 (*2015 Codified Ordinance updates*)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-018 (*Davis St (U of F) waterline project*)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-019 (*133 Hillcrest Ave rezone*)

third reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 133 HILLCREST AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "O1 INSTITUTIONS AND OFFICES" TO "R2 SINGLE FAMILY LOW DENSITY".

ORDINANCE NO. 2016-020 (*N Cory St rezone*)

third reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS NORTH CORY STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SINGLE FAMILY HIGH DENSITY" TO "R4 DUPLEX TRIPLEX HIGH DENSITY".

ORDINANCE NO. 2016-024 (*2016 Capital Improvements*)

second reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2016 DEPARTMENT EQUIPMENT LIST WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A, APPROPRIATING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-025 (*ODOT FY16 Resurfacing project no. 32847600*)

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

City of Findlay

Office of the Director of Law

318 Dorney Plaza, Room 310
Findlay, OH 45840
Telephone: 419-429-7338 • Fax: 419-424-7245

Donald J. Rasmussen
Director of Law

MARCH 15, 2016

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MARCH 15, 2016 MEETING.

ORDINANCES

- 2016-027 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE AIP-26, DESIGN SERVICES FOR RUNWAY 18/36 REHABILITATION, AND DECLARING AN EMERGENCY.
- 2016-028 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT (CONTRACT) WITH THE YMCA TO OPERATE THE RIVERSIDE SWIMMING POOL FACILITY AND ASSOCIATED YMCA PROGRAMS FOR PUBLIC AND RECREATIONAL USE FOR THE CITY OF FINDLAY FOR THE 2016 SEASON, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-027

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE AIP-26, DESIGN SERVICES FOR RUNWAY 18/36 REHABILITATION, AND DECLARING AN EMERGENCY.

WHEREAS, the City is in the process of securing a grant from the Federal Aviation Administration in the estimated amount of two million three hundred forty-nine thousand dollars and no cents (\$2,349,000.00), and;

WHEREAS, said grant along with the City's matching share of two million six hundred ten thousand dollars and no cents (\$2,610,000.00) will be used for design services for Runway 18/36 rehabilitation.

NOW THEREFORE BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to sign the necessary grant applications and agreements for the AIP-26 grant from the Federal Aviation Administration.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to advertise for said bids and secure said contract(s), as well as sign the grant application so that this project may proceed on an expedited basis.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-028

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT (CONTRACT) WITH THE YMCA TO OPERATE THE RIVERSIDE SWIMMING POOL FACILITY AND ASSOCIATED YMCA PROGRAMS FOR PUBLIC AND RECREATIONAL USE FOR THE CITY OF FINDLAY FOR THE 2016 SEASON, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, the Administration and Council has determined that financially it is not feasible for the City of Findlay to operate the Riverside Swimming Pool facility and associated YMCA programs for public and recreational use because of the subsidy that is necessary from the General Fund to pay for said services, and;

WHEREAS, Council has received a proposal from the YMCA to operate the Riverside Swimming Pool facility and associated YMCA programs for public and recreational use, and this is the most cost effective way to keep these services operating for the benefit of the citizens of the City of Findlay as well as Hancock County.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund	\$ 30,000.00
TO:	Swimming Pool Fund	\$ 30,000.00
FROM:	Swimming Pool Fund	\$ 30,000.00
TO:	Swimming Pool #25076000-other	\$ 30,000.00

SECTION 2: That the Director of Public Service of the City of Findlay, Ohio, be and he is hereby authorized to enter into an agreement (contract) with the YMCA for the operation of the Riverside Swimming Pool and associated YMCA programs for public and recreational use for the 2016 season.

SECTION 3: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said agreement so that the swimming pool and associated YMCA programs may be up and running for the entire 2016 season, and so that any financial obligation therein is budgeted for,

WHEREFORE, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____