

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

MAY 4, 2021

COUNCIL CHAMBERS

ROLL CALL OF 2020-2021 COUNCILMEMBERS

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Acceptance or changes to the April 20, 2021 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS: none

ORAL COMMUNICATIONS: none

PETITIONS:

Alley vacation request – Bright Road

Rinehart Legal Services Ltd is requesting a vacation of Bright Road from Tiffin Avenue to Lot 103 in Country Club Acres between old Lot 112 in County Club Acres 1st Addition to the east and the Confederate Square Condos and T1N R11 S09 PT W ½ SE ¼ to the west. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

City Planning Commission agenda – May 13, 2021.

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for Curious Enterprises LLC, 207 East Crawford Street, Findlay, Ohio for a D5 liquor permit. This requires a vote of Council.

Robert K. Ring, Chief of Police – Curious Enterprises LLC, 207 East Crawford Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Jordan M. Arnold

Cory D. Berry

Mayor Muryn – KPIs

The first quarter 2021 Key Performance Indicators or “KPIs” have been compiled and the summary report has been prepared. These are the performance measurements the City monitors for each department on a continuous basis. The full KPI document “Findlay Performs” can be found on the City’s website: <https://www.findlayohio.com/performance>. These KPIs are a critical tool the City uses to measure service delivery and operational effectiveness. They indicate the progress towards goals set for continuous improvement. Any ideas on other valuable KPIs that Council would like to have considered should be emailed to Mayor Muryn or can set up a time to discuss.

Mayor Muryn – annual bids and contracts

The City of Findlay annually bids a number of chemicals, materials, and services. The contracts for those items run for a calendar year with option(s) to renew the contracts in one (1) year increments. In July, a review and evaluation of the current contracts and contracted vendors is being conducted. For those contracts that will not be renewed, the City will advertise and receive bids in October. Items that are normally bid each year include several chemicals used by the Water Treatment Plant and Water Pollution Control Center, uniforms, services, and supplies. Legislation authorizing the Mayor to contract these items is requested. Ordinance No. 2021-038 is created.

Mayor Muryn – District 13 Integrating Committee appointment

Mayor Muryn is appointing Jeremy Kalb, P.E. City Engineer for the City of Findlay, to the District 13 Ohio Public Works Commission Integrating Committee. This term will expire April 30, 2024. In the event Mr. Kalb cannot attend a scheduled meeting, the Assistant City Engineer for the City of Findlay, will serve as an alternate to the District 13 Ohio Public Works Commission Integrating Committee. This appointment does not require Council’s confirmation.

Mayor Muryn – Hometown Hero Program banners

The City of Findlay ordered banners for the Hometown Hero Program. Participants in the program paid a fee to the City to cover the costs of the banners which has been deposited into the General Fund. An appropriation of these funds is requested at this time. Ordinance No. 2021-039 was created.

FROM: General Fund

\$ 5,218.67

TO: Mayor’s Office #21002000-other

\$ 5,218.67

Traffic Commission minutes – April 19, 2021.

Parks and Recreation Board minutes – April 19 2021.

City Engineer Kalb – third 2021 Capital Improvement appropriation

The second Capital Improvement allocation of the year is to authorize the Service Director or City Engineer to advertise for bids and enter into contracts for construction and to appropriate and transfer funds. Ordinance No. 2021-040 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$485,000.00
TO:	Park Maintenance #21034000-other	\$ 16,000.00
TO:	Cemetery #21046000-other	\$ 37,000.00
TO:	Streets #2204000-other	\$ 182,000.00
TO:	Street Preventative Maintenance #32810400	\$ 200,000.00
TO:	2021 City Sidewalks/Ramps #32811500	\$ 50,000.00

City Engineer Kalb – 2021 annual street resurfacing/curb repairs, contract B (asphalt) Project No. 32810900

By authorization of Ordinance No. 2021-003, a bid opening was held for this project on March 10, 2021. Bids were received from three (3) potential contractors with bid amounts ranging from \$535,631.75 to \$582,984.55. The lowest and best bid was received from Helms & Sons Excavating of Findlay, Ohio. This is the asphalt portion of the annual street resurfacing that the City bids out annually. The concrete portion of the work has already been appropriated and the work is currently underway. Legislation for construction, inspection and contingency in order to complete the project is requested. Ordinance No. 2021-041 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 575,000.00
TO:	2021 Annual Street Resurfacing/Curb Repairs Project No. 32810900	\$ 575,000.00

Safety Director Schmelzer – Public Works Department Traffic and Fabrication shop Project No. 31912500

An opportunity to purchase land near the Public Works Department on Cory Street for a potential traffic and fabrication shop was discussed late last year and moved forward with negotiations and geotechnical investigation which has been completed and would now like to acquire the three (3) parcels shown on the attached Exhibit A. Each parcel is approximately 0.200 acres (50' x 175'). The City of Findlay already owns property on each side of these parcels. The land would cost a total of thirty thousand dollars (\$30,000.00) for all three (3) lots. The additional funds in the project would be sufficient for preliminary plans of the proposed building. The plans would be used to refine the overall budget for presentation to Council. Legislation to appropriate funds is requested. Ordinance No. 2021-043 was created.

FROM:	CIT – Capital Improvement Restricted Account	\$ 40,000.00
TO:	Traffic and Fabrication Shop, Project No. 31912500	\$ 40,000.00

COMMITTEE REPORTS:

The **STRATEGIC PLANNING COMMITTEE** met on April 20, 2021 to continue March 2, 2021 and March 16, 2021 discussions on the finalization of an RFQ for a contractor to assist with the initial data gathering for the strategic plan, as well as review Baker Tilly feedback.

We recommend the following:

1. The committee will move forward to complete the RFQ document and prepare for release on May 10, 2021.
2. The committee authorizes the Mayor to release the RFQ.

LEGISLATION:

RESOLUTIONS: none

ORDINANCES:

ORDINANCE NO. 2021-035 (Bliss Avenue vacation) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE BLISS AVENUE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2021-037 (MOU with Hancock County Combined General Health District) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE HANCOCK COUNTY COMBINED GENERAL HEALTH DISTRICT, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-038 (annual bids and contracts) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR/ACTING SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2022, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-039 (*Hometown Hero Program*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading

ORDINANCE NO. 2021-040 (*3rd 2021 Capital Improvement appropriation*) **requires three (3) readings**

first reading

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR AND THE 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 2021 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-041 **requires three (3) readings**

first reading

(*2021 annual street resurfacing/curb repairs, contract B (asphalt) Project No. 32810900*)

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-042 (*Mayoral Special Projects Manager position*) **requires three (3) readings**

first reading

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CODIFIED ORDINANCE NO. 2020-121 OF THE CITY OF FINDLAY, OHIO KNOWN AS THE SALARY ORDINANCE TO ADD A NEW POSITION OF MAYORAL SPECIAL PROJECTS MANAGER, EFFECTIVE MAY 3, 2021, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-043 (*Public Works Department Traffic and Fabrication shop*) **requires three (3) readings**

first reading

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF A TRAFFIC AND FABRICATION SHOP FOR THE CITY OF FINDLAY'S PUBLIC WORKS DEPARTMENT LOCATED ON CORY STREET, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS

ALLEY/STREET VACATION PETITION

FEE PAID _____ DATE _____

ADVERTISING AND FILING FEES PAID _____ DATE _____

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested
Bright Avenue _____ vacation shown on the attached plat, respectfully petition
(street/alley)
your Honorable Body to vacate the Bright Avenue _____ described as:
street/alley

See attached plat and legal description.

Being further described as abutting the following described LOTS in the
SUBDIVISION of:

See attached plat and legal description.

A \$75.00 fee is submitted to pay for the cost of vacating the above-described
Bright Avenue _____ (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed
serving this property. Upon adoption of legislation, applicable advertising and filing
fees will be invoiced to the petitioner. A plat of the area showing the portion to be
vacated & a list of all property owners on that portion of the alley running from street
to street, but not in the request for vacation are attached.

OWNER ADDRESS LOT NUMBER

See attached owner list.

TO: Applicants for Street or alley Vacation

FROM: Council Clerk

City law requires persons requesting the vacation of a street or alley to file a petition with City
Council. Council then refers the request to the City Planning Commission and the Planning &
Zoning Committee for their findings. These Committees file their report with Council, who in turn
makes the final ruling on the request.

APPLICATION REQUIREMENTS

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by a east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

FEE

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

ASSESSMENTS

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

PLANNING COMMISSION ACTION

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

COMMITTEE ACTION

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

CITY COUNCIL ACTION

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person See attached for contact list.

Mailing Address RINEHART LEGAL SERVICES, LTD.
P.O. BOX 16308, COLUMBUS, OH 43216

Phone No. (Home) _____

4/28/2021

(date)

(Business) _____

[Signature]

(Signature of Contact Person)

OFFICE USE ONLY

RINEHART LEGAL SERVICES, LTD.
AN OHIO LIMITED LIABILITY COMPANY

P.O. Box 16308
Columbus, Ohio 43216
Phone: (614) 221-1244 Fax: (614) 343-1549
www.rinehartlegal.com

CHRISTOPHER A. RINEHART*
E-MAIL: CRINEHART@RINEHARTLEGAL.COM

*INDIVIDUALLY LICENSED IN WEST VIRGINIA

VIA HAND DELIVERY

April 28, 2021

City of Findlay
318 Dorney Plaza
Findlay, Ohio 45840

RE: Vacation of Bright Avenue Right-of-Way

To Whom It May Concern:

Please find enclosed a certain Alley/Street Vacation Petition submitted by the adjacent property owners related to a certain right-of-way commonly referred to as Bright Avenue. This petition is being filed pursuant to ongoing discussions between the staff of the City of Findlay, TH Midwest, Inc., and the adjacent property owners related to the development of a Turkey Hill convenience store at the corner of Tiffin Avenue and Londonderry Drive in Findlay, Ohio.

Pursuant to the referenced discussions, it was discovered that there is a certain right-of-way that still exists commonly referred to as Bright Avenue.¹ Based upon discussions with Findlay's City Engineer, it was determined that the best option for all of the property owners involved is to vacate the existing right-of-way since it is not being used by the City of Findlay and to transfer the same to the adjacent property owners. I have enclosed a copy of the correspondence from Mr. Thomas wherein he references our discussions on these matters.

Accordingly, the adjacent property owners are requesting to vacate the Bright Avenue right-of-way and are filing the enclosed application to initiate the process to do the same. The application contains (1) the application form signed by all of the adjacent property owners, (2) a plat and legal description of the Bright Avenue area to be vacated, (3) a check made payable to the City of Findlay for \$75.00, (4) a list of the adjacent property owners, and (5) a contact list for the application. In addition, I have also enclosed (1) a copy of Mr. Thomas' December 21, 2020 correspondence related to these

¹ There was initially some confusion as to whether this right-of-way was referred to as Bright Avenue or Winterhaven Drive, but recorded plats refer to the subject right-of-way as Bright Avenue. Accordingly, in discussions with Brian Thomas, Findlay City Engineer, the application and corresponding documents refer to the subject right-of-way as Bright Avenue.

RINEHART LEGAL SERVICES, LTD.

City of Findlay

April 28, 2021

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matters, (2) three (3) 24x36 copies of the plat, (3) an electronic version of the plat and legal description; and (4) copies of certain plats showing the referenced right-of-way referred to as Bright Avenue.

Please review the enclosed materials and notify my office of any issues and concerns. We appreciate your consideration of this matter.

Very Truly Yours,

RINEHART LEGAL SERVICES, LTD.



Christopher A. Rinehart

Enclosures

cc: TH Midwest, Inc.
Casto Findaly 1, LLC
Moody Development, Ltd.
Confederate Square Condominium Association / James C. Koehler
St. John Evangelical Lutheran Church

BRIGHT AVENUE RIGHT-OF-WAY VACATION APPLICATION

ADJACENT PROPERTY OWNER LIST

1. MOODY DEVELOPMENT, LTD.

Address: 321 Penbrooke Drive
Findlay, Ohio 45840

Lot Number: 610000211850 (Hancock County Parcel ID)

2. CONFEDERATE SQUARE CONDOMINIUM ASSOCIATION / JAMES C. KOEHLER

Address: 655 Fox Run Rd., Ste B
Findlay, Ohio 45840

Lot Number: 560001021767 (Hancock County Parcel ID)

3. CASTO FINDLAY 1, LLC

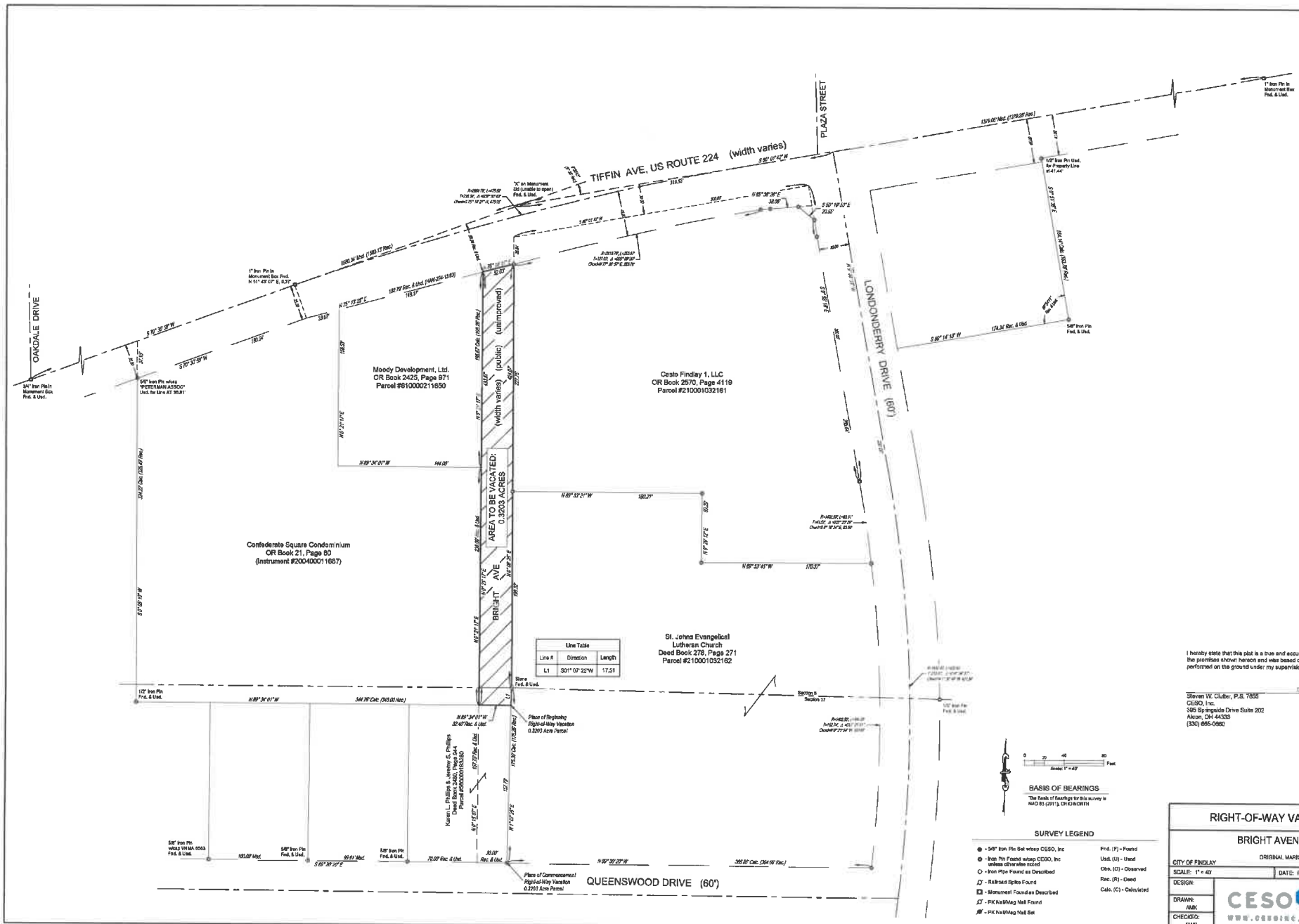
Address: 250 Civic Center Drive, #500
Columbus, Ohio 43215

Lot Number: 210001032161 (Hancock County Parcel ID)

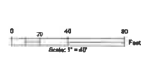
4. ST. JOHN EVANGELICAL LUTHERAN CHURCH

Address: 1701 Tiffin Avenue
Findlay, Ohio 45840

Lot Number: 210001032162 (Hancock County Parcel ID)



Line #	Direction	Length
L1	S01° 07' 32" W	17.51



BASIS OF BEARINGS
 The Basis of Bearings for this survey is
 NAD 83 (2011), CH12NORTH

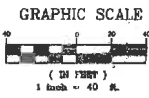
- SURVEY LEGEND**
- - 5/8" Iron Pin Set where CESO, Inc.
 - - Iron Pin Found where CESO, Inc. unless otherwise noted
 - - Iron Pipe Found as Described
 - - 1/2" Brass Spikes Found
 - - Monument Found as Described
 - LT - PK #48 Mag Nail Found
 - RF - PK #48 Mag Nail Set
 - Flt (F) - Found
 - Unk (U) - Unk
 - Obs (O) - Observed
 - Rec (R) - Recd
 - Calc (C) - Calculated

I hereby state that this plat is a true and accurate representation of the premises shown hereon and was based on an actual survey performed on the ground under my supervision.

Date: 09/26/2020
 Steven W. Clute, P.E. 7855
 CESO, Inc.
 302 S. Kingsdale Drive Suite 202
 Akron, OH 44333
 (330) 695-0960

RIGHT-OF-WAY VACATION	
BRIGHT AVENUE	
CITY OF FINDLAY	ORIGINAL MARION TWP. SEC. 8 & 17, T1N. 19E HANGCOCK COUNTY, OHIO
SCALE: 1" = 40'	DATE: FEB. 22, 2021
DESIGN: [Blank]	JOB NO.: 32708
DRAWN: AMK	SHEET NO.: [Blank]
CHECKED: SMC	1 OF 1





CONFEDERATE SQUARE CONDOMINIUM

Commencing at the Northeast corner of Lot 15792, as platted in the Findlay Heights Subdivision and lying on the former southerly Right-of-Way line of the Findlay-Tiffin Road (U.S. Highway Route 22) and the West line of the Halfhill Avenue, now vacated; thence along the East line of Lot 15792 in said Findlay Heights Subdivision, being also the West line of Halfhill Avenue, S 01°00' W, a distance of 5.32 feet to the PRINCIPAL point of beginning; thence continuing with the said East line of Lot 15792 and the East line of Lots 15793, 15794 and 15795, S 01°00' W, a distance of 325.49 feet to the Southeast corner of said Lot 15795; thence across said Halfhill Avenue and with the South line of said Lots 15924 and 15941, S 89°00' E, a distance of 342.00 feet to the Southeast corner of said Lot 15941; thence with the East line of said Lots 15941, 15940, 15930, 15935, 15937 and 15938, being also the East line of Bright Avenue, a distance of 144.00 feet to a point on the West line of Bright Avenue, as platted in said Findlay Heights Subdivision, N 01°00' E, a distance of 238.00 feet to a point; thence N 89°00' W, parallel with the aforementioned South line of Lots 15924 and 15941, a distance of 144.00 feet to a point; thence N 01°00' E, parallel with the aforementioned West line of Bright Avenue, a distance of 157.48 feet to a point on the present southerly Right-of-Way line of said Findlay-Tiffin Road, S 75°48'37" W, a distance of 34.27 feet to a point; thence continuing with the said present southerly Right-of-Way line of Findlay-Tiffin Road, S 71°01'53" W, a distance of 178.67 feet to the PRINCIPAL point of beginning and containing 2,450 square feet of land, more or less.

NOTE: All bearings used are based on the west line of Halfhill Avenue, now vacated, bearing S 01°00'00"W, and are for the purpose of description only.

We the undersigned, being the owners of the single Units of the trade herein described, hereto consent to and join in the submission of said lands and their interests therein to the condominium plan known as Confederate Square Condominium as set forth in the Declaration of Condominium and in the By-Laws of the Condominium Unit Association, as recorded with the Recorder of Hancock County, under the Condominium Statutes of the State of Ohio.

OWNER: James C. Koehler
 JAMES C. KOEHLER

WITNESS: James C. Koehler
 JAMES C. KOEHLER

STATE OF OHIO: ss:
 COUNTY OF HANCOCK: ss:
 Before me, a Notary Public in and for said County, personally appeared James C. Koehler, PROPERTY OWNER, and I, the Notary Public, who acknowledged that they did sign the foregoing instrument and that the same is their free and voluntary act and deed, and that they are the true and lawful owners of the premises therein described.

In testimony whereof, I have set my hand and official seal at Findlay, Ohio, this 23rd day of MAY, A.D. 2009.

Notary Public: Annette M. Kline
 My Commission Expires June 9, 2009
 In and for the State of Ohio
 My Commission Expires _____

We hereby certify that the above description describes the Confederate Square Condominium and that the within drawings show the dimensions of the buildings, as constructed and the locations thereof, with respect to the boundaries as at above.

VAN HORN, HOOPER & ASSOCIATES, INC. OF OHIO
 EDWARD A. VAN HORN
 Registered Surveyor

VAN HORN, HOOPER & ASSOCIATES, INC. OF OHIO
 PAUL E. SCHUBERT, P.E.
 Registered Engineer

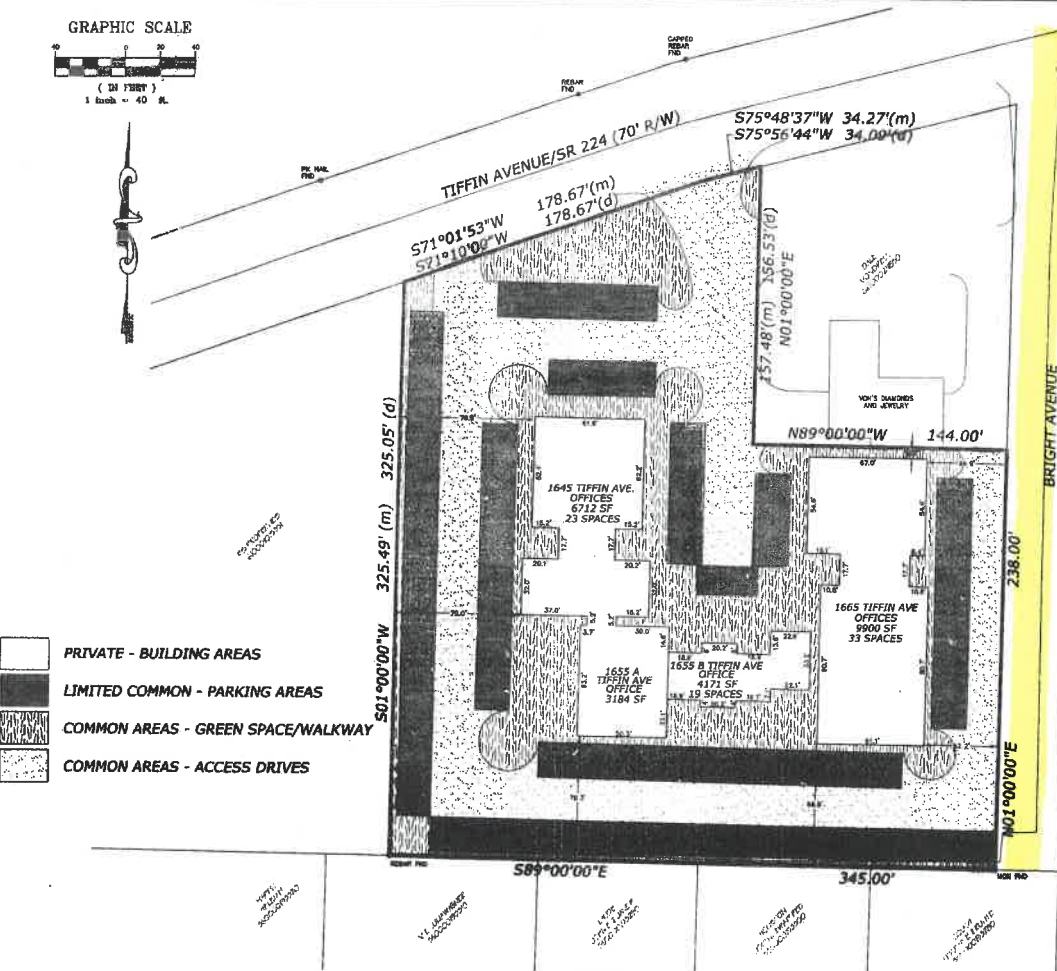
STATE OF OHIO
 PAUL E. SCHUBERT
 Registered Professional Engineer

The Declaration of Condominium and the By-Laws of the Unit Owner's Association are recorded in Deed Book 1335, Page 931.

The percentage of interest in the common area which is owned by each unit is set forth in the Condominium Declaration.

VAN HORN, HOOPER & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 FINDLAY, OHIO 44839
 (419) 423-0630
 E-MAIL: vhae@bright.net

DATE: 5/27/09	SCALE: 1"=40'
DRAWN BY: J.M.	CHECKED BY: J.M.
PROJECT: CONFEDERATE SQUARE CONDOMINIUM PLAT	SHEET: 1 OF 3



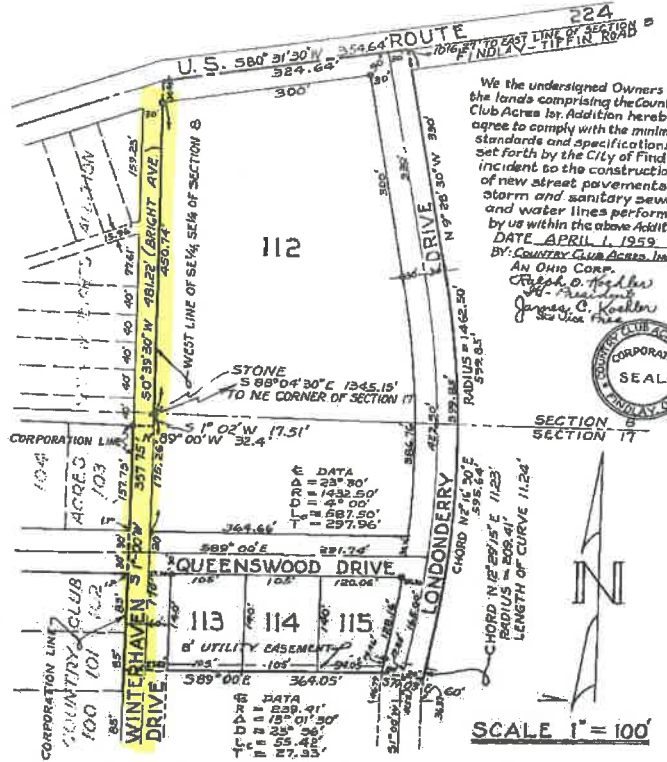
- PRIVATE - BUILDING AREAS
- LIMITED COMMON - PARKING AREAS
- COMMON AREAS - GREEN SPACE/WALKWAY
- COMMON AREAS - ACCESS DRIVES

OWNER/DEVELOPER
 KOEHLER BROTHERS
 655 FOX RUN ROAD
 FINDLAY, OHIO 45840
 PHONE: 419-422-8443



COUNTRY CLUB ACRES 1st. ADDITION

BEING A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8 AND PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 17, T1N, R11E., MARION TOWNSHIP, HANCOCK COUNTY, STATE OF OHIO.
8.428 ACRES. 4.716 ACRES Sec. 8. 3.712 ACRES Sec. 17.



We the undersigned Owners of the lands comprising the Country Club Acres 1st. Addition hereby agree to comply with the minimum standards and specifications set forth by the City of Findlay incident to the construction of new street pavements, storm and sanitary sewers and water lines performed by us within the above Addition.
DATE APRIL 1, 1959
BY: COUNTRY CLUB ACRES, INC.
AN OHIO CORP.
James O. Koehler
President
James C. Koehler
Sec. Vice Pres.



DESCRIPTION

Situated in Marion Township, County of Hancock, State of Ohio and being a part of the SE 1/4 of Section 8 and part of the NE 1/4 of Section 17, T1N, R11E., the following described tract of land:
Beginning at a point in the centerline of U.S. Route #224 (Findlay-Tiffin Road) where the west line of the SE 1/4 of the SE 1/4 of Section 8 intersects said line, said point being also the northeast corner of the Findlay Heights Addition as re-plotted in Plat Book 3, Page 5; Thence along the east line of said Addition and said west line of the SE 1/4 of the SE 1/4 of Section 8, 50° 39' 30" W, a distance of 481.22 feet to a stone being the SW cor. of said SE 1/4, SE 1/4 of Section 8; Thence S 1° 02' W, 1151 feet; Thence N 8° 00' W, 32.4 feet to the NE corner of Lot 103 of Country Club Acres Subdivision; Thence S 1° 00' W, a distance of 357.75 feet; Thence S 89° 00' E, a distance of 364.05 feet; Thence S 79° 03' E, a distance of 60 feet; Thence along a curve with a central angle of 5° 04' 30" and radius of 209.41, a distance of 11.24 feet, the chord of said curve running N 12° 29' 15" E, a distance of 11.23 feet to a point of reverse curve; Thence along a curve with a central angle of 23° 30' and radius of 1462.50, a distance of 599.85 feet, the chord of said curve running N 2° 16' 30" E, a distance of 335.64 feet; Thence N 9° 28' 30" W, a distance of 330 feet to a point in the centerline of U.S. Route #224 (Findlay-Tiffin Road); Thence with said centerline, S 80° 31' 30" W, a distance of 354.64 feet to the point of beginning and containing 8.428 acres more or less.

SURVEYORS CERTIFICATE

I hereby certify that I have made a survey of the lands shown and described hereon and comprising the above named Addition and that lot, boundary and Road Right-of-Way dimensions are correct as shown and that concrete monuments have been set at all locations marked "X" thus on the plat.
DATE Feb. 20, 1959
BY: Glen A. Peterman
Glen A. Peterman
Registered Surveyor #2960



SCALE 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned owners in fee simple of all of the lands embraced in the above named Subdivision do hereby approve the plan and survey of same and do dedicate the roads and ways of widths shown to public use according to governing laws and do hereby create, establish and grant the easement areas shown on the plat for public utility and drainage purposes.
Witness our hand this 1 day of April, 1959.

OWNERS
COUNTRY CLUB ACRES, INC. As To Signatures:
James O. Koehler President
James C. Koehler Sec. Vice President
WITNESSES
Robert W. Drake

COUNTY OF HANCOCK
STATE OF OHIO, SS:
Before me, a Notary Public in and for said County, personally appeared the above named Owners, Country Club Acres, Inc., by its officers, Ralph O. Koehler and James C. Koehler, who did acknowledge and affirm the signing of the above Dedication as their free act and deed, and the free act and deed of said Corporation.
In testimony whereof I do hereunto subscribe my name and affix my official seal, this 1 day of April, 1959.
NOTARY PUBLIC Robert W. Drake
My Commission Expires 3/25/1960

RESTRICTIONS

Restrictions governing the sale and use of the lands in the above Addition are recorded in Flat Records, Volume 6, Page 78, and are considered as part of this Plat and acknowledged as such by the appropriate signatures hereon.

PLANNING COMMISSION

I hereby certify that the above plat of the above named Subdivision was presented to the Planning Commission of the City of Findlay on the 5th day of APRIL, 1959 and said plat was approved by the Commission at a meeting held on the 5th day of April, 1959. Attested this 5th day of April, 1959.
BY: William J. Garton
Mayor, Chairman of Planning Commission

COUNTY ENGINEER

This plat of the above named Subdivision has been reviewed by me and is hereby approved for appropriate transfer and recording.
DATE Apr. 10th, 1959
R. H. Harlock
Hancock County Engineer

ACCEPTANCE

We, the undersigned Commissioners in and for the County of Hancock, State of Ohio, do hereby approve and accept the above plat, together with the dedication of all roads and ways shown thereon.
DATE April 10, 1959
Charles S. Zimmerman
Charles S. Zimmerman
Charles S. Zimmerman
Hancock County Commissioners

AUDITOR

I hereby certify that the above plat of the above named Subdivision was presented to me and transmitted this 1st day of May, 1959.
BY: Carroll R. Shanks
Hancock County Auditor

RECORDER

I hereby certify that the above plat was presented to me on the 7 day of May, 1959, and duly recorded in Plat Volume 6 of Page 75, Hancock County Records this 30 day of June, 1959.
FILE NO. 1506
BY: Walter C. Fulk
Hancock County Recorder

For Recording to City Planning Com. by 1959
Plat Record Vol. 6, p. 75



LEGAL DESCRIPTION

Containing 0.3202 Total Acres

Situated in the City of Findlay, County of Hancock, and State of Ohio: Being part of Original Marion Township Section 8 and 17,

Commencing at the southwest corner of Lot 112 of Country Club Acres 1st Addition (Plat Book 4, Page 75),

thence **N 01°07'25" E**, along the westerly line of said Lot 112, a distance of **157.79 feet** to the northeast corner of a parcel conveyed to Karen L. Phillips & Jeremy S. Phillips (Deed Book 2480, Page 944) (Parcel #560000193280), said corner also being the **TRUE PLACE OF BEGINNING**;

thence **N 89°34'01" W**, along the north line of said Phillips parcel, a distance of **32.40 feet** to the southwest corner of Confederate Square Condominium (OR Book 21, Page 80);

thence **N 00°21'17" E**, along the east line of said Confederate Square Condominium and the east line of a parcel conveyed to Moody Development, Ltd. (OR Book 2425, page 971)(Parcel 610000211850), a distance of **433.67 feet** to the northeast corner there of;

thence **N 76°08'07" E**, a distance of **32.03 feet** to the northwest corner of a parcel conveyed to Casto Findlay 1, LLC (OR Book 2570, Page 4119)(Parcel #210001032161) and the west line of the aforementioned Lot 112;

thence **S 00°08'26" W**, along the west line of said Casto Findlay 1 parcel, the westerly line of a parcel conveyed to St. Johns Evangelical Lutheran Church (Deed Book 278, Page 271)(Parcel #210001032162) and the westerly line of said lot 112, a distance of **424.07 feet** to a deflection therein;

thence **S 01°07'25" W**, continuing along a westerly line of said St. Johns Evangelical Lutheran Church and Lot 112, a distance of **17.51 feet** to the **TRUE PLACE OF BEGINNING** and containing **0.3202 acres**, more or less as surveyed by Steven W. Clutter, PS7655 for and on behalf of CESO, Inc. in February 2021.

The Basis of Bearings for this survey is NAD 83 (2011), OHIO NORTH

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, May 13, 2021 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2021 filed by the City Mission of Findlay to vacate the first north/south alleyway west of the railroad tracks between W. Main Cross Street and W. Front Street.
2. PETITION FOR ZONING AMENDMENT #ZA-03-2021 filed by William Buck, 111 Joshua Road, McComb, Ohio, to rezone lots 6192-6194 of Madison Avenue from R-3 Small Lot Residential to C-1 Local Commercial.
3. APPLICATION FOR CONDITIONAL USE #CU-04-2021 filed by Michael Dudash, 1625 S. Main Street, Findlay, to create a bed & breakfast at 1625 S. Main Street.
4. APPLICATION FOR CONDITIONAL USE #CU-05-2021 filed by Hazelton Brother's LLC, to open a bar/grille restaurant at 335 Walnut Street.
5. APPLICATION FOR CONDITIONAL USE #CU-06-2021 filed by TuckRein LLC, to operate a duplex at 114 W. Lincoln Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay

Christina M. Muryn, Mayor

POLICE DEPARTMENT

Robert K. Ring, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

www.findlayohio.com

April 22, 2021

The Honorable Council:

A check of the records of this office shows no criminal record on the following:

Jordan M. Arnold

Cory D. Berry

Curious Enterprises LLC, 207 E. Crawford St., Findlay,
Ohio 45840.

Sincerely,



Robert K. Ring
Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX.(614)644-3166

TO

1860146		TFOL	CURIOUS ENTERPRISES LLC	
PERMIT NUMBER		TYPE	207 E CRAWFORD ST	
06	01	2019	FINDLAY OH 45840	
ISSUE DATE				
04	16	2021		
FILING DATE				
D5				
PERMIT CLASSES				
32	044	A	F25114	
TAX DISTRICT			RECEIPT NO.	

FROM **04/20/2021** **SAFEKEEPING**

94582360025			KELLY R WEBER	
PERMIT NUMBER		TYPE	DBA LEDGESTONE MANOR	
06	01	2019	1ST FL & BSMT ONLY	
ISSUE DATE				
04	16	2021	1800 MANOR HILL RD	
FILING DATE				
D5				
PERMIT CLASSES				
32	044			
TAX DISTRICT			RECEIPT NO.	



MAILED **04/20/2021**

RESPONSES MUST BE POSTMARKED NO LATER THAN. **05/21/2021**

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A TFOL 1860146**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FINDLAY CITY COUNCIL
MUNICIPAL BLDG RM 114
318 DORNEY PLAZA
FINDLAY OHIO 45840-3346



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

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

April 28, 2021

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

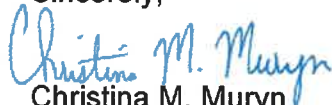
The first quarter Key Performance Indicators or “KPIs” have been compiled and the summary report has been prepared. These are the performance measurements we monitor for each department on a continuous basis. The full KPI document, “Findlay Performs,” can be found on the City website:

<https://www.findlayohio.com/performance>

These KPIs are a critical tool we use to measure our service delivery and operational effectiveness. They allow us to see our progress towards goals we set for continuous improvement.

If you have ideas on other valuable KPI’s that you would like to have considered, please do not hesitate to email them to me or set up a time to discuss.

Sincerely,


Christina M. Muryn
Mayor

Findlay Performs

Summary



Summary of the City of Findlay's Key Performance Indicators (KPIs) through **March 31, 2021**

The full set of KPIs can be found at: www.findlayohio.com/performance

Area	Comments
Enterprise	Most KPIs are at or exceeding targets. Sick leave usage is high in a few departments related to FMLA (such as maternity/paternity leave) and coronavirus related use. (Coronavirus related sick leave in 2020 is reimbursable under the CARES Act funding.)
Police	KPIs are on or very close to targets. Community outreach is below target due COVID-19 related school closures.
Fire	KPIs are at or just below targets
Public Works	All KPIs are at or exceeding targets
Recreation	Many KPIs are below target due to canceling activities related to COVID-19
Zoning	All KPIs are at expected levels
Water	KPIs are at or near targets
Sewer	KPIs are at or near targets
Airport	KPIs are at or near targets
Engineering	All KPIs are at expected levels
Income Tax	KPIs are at or near targets
Computer Services	KPI is exceeding target



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

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

April 27, 2021

Honorable City Council
Findlay, OH 45840

RE: Annual Bids and Contracts

Dear Council Members:

Each year, the City formally bids a number of chemicals, materials, and services. The contracts for these items run for a calendar year, with option(s) to renew the contracts in one-year increments. In July, a review and evaluation of the current contracts and contracted vendors will be conducted.

For those contracts that will not be renewed, the City will advertise and receive bids in October. Items that are normally bid each year include several chemicals used by the Water Treatment Plant and Water Pollution Control Center, uniforms, services, and supplies.

By copy of this letter, the Director of Law is requested to prepare the necessary legislation to authorize the Mayor to contract these items.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Christina M. Muryn'.

Christina M. Muryn
Mayor

cc: Donald Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Sara Klay, Engineering Department



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

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

April 27, 2021

Honorable City Council
City of Findlay, Ohio

RE: District 13 Integrating Committee Appointment

Dear Council Members:

This letter is to inform you that I am appointing Jeremy Kalb, P.E., City Engineer for the City of Findlay, to the District 13 Ohio Public Works Commission Integrating Committee. This term will expire April 30, 2024. In the event that Mr. Kalb cannot attend a scheduled meeting, I am appointing the Assistant City Engineer for the City of Findlay, as alternate to the District 13 Ohio Public Works Commission Integrating Committee.

This appointment does not require confirmation of City Council, however, I trust that you will concur with my selections.

Sincerely,


Christina M. Muryn
Mayor

cc: District 13 Integrating Committee Chairman
Jeremy Kalb, City Engineer
Don Rasmussen, Director of Law



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

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

April 27, 2021

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The City of Findlay ordered banners for the Hometown Hero Program. Participants in the program paid a fee to the City to cover the cost of the banners which has been deposited into the General Fund. An appropriation of these funds is requested at this time.


An appropriation is respectfully requested as follows:

FROM:	General Fund	\$5,218.67
TO:	Mayor's Office 21002000-other	\$5,218.67

By copy of this letter, I am requesting the Director of Law to prepare the necessary legislation for authorization of this request.

Thank you for your consideration.

Sincerely,


Christina M. Muryn
Mayor

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

TRAFFIC COMMISSION

City of Findlay

April 19, 2021

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Safety Director Paul Schmelzer, City Engineer Brian Thomas, Police Chief Robert Ring, Fire Chief Josh Eberle, Councilman Jim Slough.

STAFF PRESENT: Matt Stoffel, Public Works Superintendent; Tom DeMuth, Traffic Signal Supervisor; Jeremy Kalb, Assistant City Engineer; Kathy Launder, City Clerk.

NEW BUSINESS

1. Request of Brian Heydinger, Director of Grounds with Findlay Country Club, for a guardrail on Country Club Drive near their #9 tee box due to recent tree removal by AEP.

Chief Eberle stated that this seems like a reasonable request. Chief Ring stated that it is an elevated area that would be dangerous if a motorist went off the side of the road. Chief Ring agrees it is a reasonable request.

Motion to approve request to install a guardrail on Country Club Drive, by Chief Eberle, second by Councilman Slough. Motion passed 5-0.

2. Request of Caroline Filmer, 231 Ellis Avenue, Findlay, for a "cross traffic does not stop" on Edith Avenue on the east and west sides of the intersection with Bolton Street.

Director Schmelzer stated that the request for the "cross traffic does not stop" signs has been taken care of and these signs have been installed. No further action is needed.

3. Request of Bob Edds to remove No Turn on Red signs at the intersection of West Main Cross Street and Western Avenue.

DeMuth stated that most likely the no turn on red signs were installed due to St. Michael's School being in close proximity to this intersection. The City of Findlay does not currently have standards as it relates to no turn on red sign placement. Thomas stated that there could be a visibility issue with St. Michael's Church building and the Knights of Columbus building being so close to the road. Director Schmelzer stated that we can take the signs down and see what happens. If an increase of accidents occur due to right turns on red, then we can reinstall.

Based on historical information and recent data provided, Director Schmelzer moves to recommend removal of the "No Turn on Red" signs at the intersection of W. Main Cross Street and Western Avenue to enable traffic to move as quickly as possible through this area, and that Traffic Commission, with the help of the Police

Department, will monitor for any increase of accidents at this intersection due to the right turns on red, second by Thomas. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on May 17, 2021, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathy K. Launder". The signature is written in a cursive style with a large, flowing "L" at the end.

Kathy K. Launder
City Clerk

PARKS AND RECREATION BOARD

City of Findlay

April 19, 2021

MINUTES

ATTENDANCE

Members Present: Mayor Christina Muryn, Chair, Matt Cordonnier, Dennis Doolittle, Colin Earl, Greg Myers, Josh Palmer, Grant Russel, Ben Taylor, Brian Thomas.

Staff Present: Fire Chief Josh Eberle, Matt Stoffel, Lisa Mansfield, Elicia Mitchell, and Kathy Launder.

APPROVAL OF MINUTES

Motion to accept minutes of the January 19, 2021, meeting, by Cordonnier, second by Meyers. Motion passed 9-0.

NEW BUSINESS

Firefighter Memorial Relocation: Chief Eberle stated that the firefighter memorial monument honoring two Findlay firefighters who died while trying to rescue children who were caught in the dam is currently located on the south side of the Blanchard River near the dam. There is not a lot of visibility for the monument as well as the maintenance and upkeep of the area is a challenge. A request is being made to have the monument relocated to the north side of the river in Riverside Park near the dam. Chief Eberle stated that he has been in touch with some of the surviving members of the family and they are good with moving the monument. Public Works Department employees are able to perform the work or relocating the monument. Chief Eberle stated that he does not have a specific location yet, he was looking for approval from the Board prior to moving forward. Meyers and Cordonnier think it is a great idea to move the monument. Taylor stated that he is in favor of moving the monument. He further stated that this area might be a good opportunity to create an overlook to the dam. Councilman Russel stated to make sure that Hancock Park District is in favor of the move.

ODNR Nature Works Grant: Stoffel stated that the City is applying for the Ohio Department of Natural Resources (ODNR) Nature Works grant in the amount of \$18,000 to go toward a project that benefits parks. (Stoffel dropped off the call.) Mitchell stated that the grant is a 75%/25% split. This is the first time that the City of Findlay has applied for the grant that is meant for park improvement. The designated project will be a new shelter at Swale Park. The City of Findlay also submitted a letter of support for Hancock Park District's (HPD) grant application for the same Nature Works grant. There is \$120,000 available to Hancock County. HPD's project is to make improvements the Great Karg Well Historical Site. The City's priority is to support HPD's application and project. If HPD is not awarded the grant, then at least we have a submission.

Motion to support the City of Findlay's application for the ODNR Nature Works grant, by Councilman Russel, second by Councilman Palmer. Motion passed 9-0.

DEPARTMENT REPORTS

Recreation Department Report: Mansfield reported that the Diamonds are getting busy: UF baseball and softball have their regular season; at the beginning of May the GMAC Conference Championship for softball. Regular season for Findlay Youth Baseball, slow pitch softball, and fast pitch softball are all gearing up normal seasons. Miracle League season will just be a 9-week summer season this year. Now through August every weekend is booked with tournaments at the Diamonds. A couple of the tournaments are utilizing multiple other ballfields. Some restrictions lifted for outdoor games. Inside capacity limits are 25%. Ice season went well. Individual user groups did a good job of monitoring their programs. FAHA had no issues. Silver Blades had their show this year with reduced capacity. Gliding Stars decided to cancel their show this year. Working with Mayor Muryn on the Spark 360 Fitness Challenge which is a fit challenge among different cities. To engage social media more, developed a program called Workout Wednesday where we engage with different gyms in the area, talk with the

owners about what they have to offer, and then they put together a short workout video that folks can follow along at home, have had great response.

Mayor Muryn elaborated on the Spark 360 Fit City Challenge. Program between Move with the Mayor and Spark 360 or Spark America. It is a free application, Spark 360, connects with all smart fitness devices. Can compete as individual or community. There are 10 other cities participating in the challenge. All citizens receive the app for free for at least the next year, but it may be permanently. Just another tool to help stay fit, they have coaching, recipes, fitness tracker, tips and tricks, and games. Just another program encourage fit and healthy lifestyles.

Parks Maintenance Department Report: Stoffel reported that the bandshell renovation is underway. The Green Waste Site is open and busy. Parks Maintenance employees have been mowing and performing ballfield maintenance. A new lift station was installed at the restroom at Fort Findlay Playground. This should eliminate a lot of the issues. Soccer season started. The City helped the YMCA with their mowers and fields. In the process of making repairs at the Skate Park. Next week will start the process of opening the pool.

OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for May 17, 2021, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,



Kathy Launder
City Clerk



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

Jeremy D. Kalb, PE
City Engineer

April 27, 2021

RE: Third Capital Improvement Appropriation of 2021

Dear Council Members:

I would like to start the approval process for the Third Capital Improvement allocation of the year.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Service Director or City Engineer to advertise for bids and enter into contracts for construction and to appropriate and transfer funds as follows:

FROM: CIT Fund – Capital Improvements Restricted Account \$485,000

TO: Park Maintenance #21034000-other	\$ 16,000
TO: Cemetery #21046000 – other	\$ 37,000
TO: Streets #22040000-other	\$ 182,000
TO: Street Preventative Maintenance, 32810400	\$ 200,000
TO: 2021 City Sidewalks/ Ramps, 32811500	\$ 50,000

If you have any questions, please feel free to contact me.

Sincerely,

Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

THIRD APPROPRIATION REQUEST

Appropriate Funds - Departments

From	CIT Fund - Capital Improvements Restricted Account	\$235,000	
To	PARKS MAINTENANCE -21034000 - Other	\$16,000	
	Replace 2000 Pickup Truck		\$16,000
To	CEMETERY - 21046000 - Other	\$37,000	
	Replace 2005 Kudota Excavator		\$37,000
To	STREETS - 22040000 - Other	\$182,000	
	Replace 1999 Pickup Truck		\$16,000
	Replace 2 Single Axel Dumps 1997		\$166,000

Appropriate Funds - Projects

From	CIT Fund - Capital Improvements Restricted Account	\$250,000	
To	Street Preventative Maintenance (32810400)		\$200,000
To	2021 City Sidwalks/ Ramps (32811500)		\$50,000



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

Jeremy D. Kalb, PE
City Engineer

Honorable City Council
Findlay, OH 45840

April 27, 2021

RE: 2021 Annual Street Resurfacing/Curb Repairs, Contract B (Asphalt)
Project No. 32810900

Dear Council Members:

By authorization of Ordinance No. 2021-003, a bid opening was held for the above-referenced projects on March 10, 2021. Bids were received from three (3) potential contractors with bid amounts ranging from \$535,631.75 to \$582,984.55. The lowest and best bid was received from Helms & Sons Excavating of Findlay, Ohio.

This is the asphalt portion of the annual street resurfacing that the City bids out annually. The concrete portion of the work has already been appropriated and the work is currently underway. At this time, an appropriation for construction, inspection and contingency is needed to complete the project.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate and transfer funds as follows:

FROM: CIT Fund – Capital Improvements Restricted Account \$575,000

TO: 2021 Annual Street Resurfacing/Curb Repairs
Project No. 32810900 \$575,000

If you have any questions, please feel free to contact me.

Sincerely,

Jeremy Kalb
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor



Office of the Mayor

Christina M. Muryn

318 Dorney Plaza, Room 310

Findlay, OH 45840

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

www.findlayohio.com

Honorable City Council
Findlay, OH 45840

April 28, 2021

RE: Project No. 31912500

Dear Council Members:

Late last year we discussed an opportunity to purchase land near the Public Works department on Cory Street for a potential Traffic and Fabrication shop.

Following that conversation, we moved forward with negotiations and geotechnical investigation. We have completed both. I am recommending that the City acquire the three parcels shown in the attached Exhibit A.

Each parcel is approximately 0.200 acres (50' x 175'). The City of Findlay already owns property on each side of these parcels.

The land would cost a total of \$30,000 for all three lots. The additional funds in the project would be sufficient for preliminary plans of the proposed building. These plans would be used to refine the overall budget for presentation to Council.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate the funds as follows:

FROM:	CIT – Capital Improvement Restricted Account	\$40,000
TO:	Traffic and Fabrication Shop. Project #31912500	\$40,000

Thank you for your consideration in this matter.

Sincerely,


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

pc: Mayor Muryn
Don Rasmussen
Jim Staschiak

[Print](#) | [Back](#)

Hancock County GIS



Notes



Committee Members:

- Jeff Wobser, at-large – Committee Chair
- Dennis Hellmann, Ward 2
- Joshua Palmer, Ward 7
- Grant Russel, at-large
- Tom Shindledecker, at-large
- Mayor Christina Muryn
- Jim Staschiak, Auditor

Staff:

-
-
-
-

Guests:

Randy Greeno, Holly Frische

Meeting Start Time: 5:30 PM

Meeting End Time: 6:16 PM

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

1. conclude the RFQ document and review Baker Tilly feedback

Adjournment

Jeff Wobser, Strategic Planning Committee Chair

**COMMITTEE REPORT
THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **STRATEGIC PLANNING COMMITTEE** met on April 20, 2021 to continue March 2, 2021 and March 16, 2021 discussions on the finalization of an RFQ for a contractor to assist with the initial data gathering for the strategic plan, as well as review Baker Tilly feedback.

We recommend: *The following*

1. *The committee will move forward to complete the RFQ document and prepare for release on May 10, 2021.*

2. *The committee authorizes the Mayor to release the RFQ.*

Aye Nay


Jeff Wobser, Chairman

Aye Nay


Dennis Hellmann

Aye Nay


Joshua Palmer

LEGISLATION: _____

Aye Nay


Grant Russel

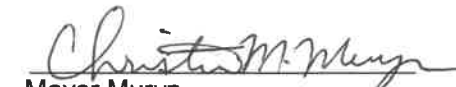
DATE: April 20, 2021

Aye Nay


Tom Shindledecker

COMMITTEE: STRATEGIC PLANNING

Aye Nay


Mayor Muryn

Aye Nay


Auditor Staschiak

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
MAY 4, 2021**

ORDINANCE NO. 2021-035 (*Bliss Avenue vacation*) **requires three (3) readings**

second reading

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE BLISS AVENUE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2021-037 **requires three (3) readings**

second reading

(MOU with Hancock County Combined General Health District)

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE HANCOCK COUNTY COMBINED GENERAL HEALTH DISTRICT, 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

MAY 4, 2021

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MAY 4, 2021 MEETING.

ORDINANCES

- 2021-038 AN ORDINANCE AUTHORIZING THE MAYOR/ACTING SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2022, AND DECLARING AN EMERGENCY.
- 2021-039 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2021-040 AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR AND THE 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 2021 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.
- 2021-041 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2021-042 AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CODIFIED ORDINANCE NO. 2020-121 OF THE CITY OF FINDLAY, OHIO KNOWN AS THE SALARY ORDINANCE TO ADD A NEW POSITION OF MAYORAL SPECIAL PROJECTS MANAGER, EFFECTIVE MAY 3, 2021, AND DECLARING AN EMERGENCY.
- 2021-043 AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF A TRAFFIC AND FABRICATION SHOP FOR THE CITY OF FINDLAY'S PUBLIC WORKS DEPARTMENT LOCATED ON CORY STREET, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-038

AN ORDINANCE AUTHORIZING THE MAYOR/ACTING SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2022, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Mayor/Acting Service Director of the City of Findlay, Ohio, be and they are hereby authorized to advertise for bids and enter into contracts with a one year renewal option for the purchase of the materials, chemicals and service agreements needed by the various departments of the City of Findlay, Ohio, commencing January 1, 2022.

SECTION 2: 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 that it is immediately necessary to furnish new materials, chemicals and service agreements for the various operating departments of the City of Findlay to continue their various essential services to its inhabitants;

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. 2021-039

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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	\$ 5,218.67
TO:	Mayor's Office #21002000-other	\$ 5,218.67

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 appropriate funds so that funds received for the Hometown Hero Program may be utilized within the Mayor's Office.

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. 2021-040

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR AND THE 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 2021 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

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 Director and the Safety Director of the City of Findlay be and he is hereby authorized to advertise for bids where necessary pursuant to law and enter into contracts for construction of various projects as set forth in the capital improvements program for the year 2021.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 485,000.00
TO:	Park Maintenance #21034000-other	\$ 16,000.00
TO:	Cemetery #21046000-other	\$ 37,000.00
TO:	Streets #22040000-other	\$ 182,000.00
TO:	Street Preventative Maintenance #32810400	\$ 200,000.00
TO:	2021 City Sidewalks/Ramps #32811500	\$ 50,000.00

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 appropriate and transfer said funds so that said projects may proceed expeditiously.

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. 2021-041

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

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 and transferred:

FROM:	CIT Fund – Capital Improvement Restricted Account	\$ 575,000.00
TO:	2021 Annual Street Resurfacing/Curb Repairs	\$ 575,000.00
	<i>Project No. 32810900</i>	

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 appropriate and transfer said funds so that the aforementioned project may proceed,

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. 2021-042

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF CODIFIED ORDINANCE NO. 2020-121 OF THE CITY OF FINDLAY, OHIO KNOWN AS THE SALARY ORDINANCE TO ADD A NEW POSITION OF MAYORAL SPECIAL PROJECTS MANAGER, EFFECTIVE MAY 3, 2021, AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1: That Section 7 OVERTIME ELIGIBLE EMPLOYEE CLASSIFICATIONS PAID WITHIN A RANGE OF HOURLY RATES of Codified Ordinance No. 2020-121 be amended to include the following additional Job Classification:

<u>JOB CLASSIFICATION</u>	<u>PAY RANGE</u>	
	<u>MINIMUM</u>	<u>MAXIMUM</u>
Mayoral Special Projects Manager/part-time.	\$20.00	\$65.00

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 amend said ordinance to permit the hiring of a Mayoral Special Projects Manager for the City of Findlay, effective May 3, 2021.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2021-043

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF A TRAFFIC AND FABRICATION SHOP FOR THE CITY OF FINDLAY'S PUBLIC WORKS DEPARTMENT LOCATED ON CORY STREET, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay is desirous to acquire three (3) parcels of land near the City of Findlay's Public Works Department on Cory Street for the construction of a Traffic and Fabrication Shop as shown in the attached Exhibit A.

WHEREAS, total cost of said acquisition of land is not to exceed thirty thousand dollars (\$30,000.00). An additional ten thousand dollars (\$10,000.00) is requested for the proposed building's preliminary plans.

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 as follows:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 40,000.00
TO:	Traffic and Fabrication Shop, <i>Project No. 31912500</i>	\$ 40,000.00

SECTION 2: That the Mayor and/or Service-Safety Director of the City of Findlay, Ohio be and they are hereby authorized to enter into an agreement for the acquisition of said three (3) parcels of land for the construction of a proposed Traffic and Fabrication Shop, and begin preliminary design.

SECTION 3: 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 acquire said three (3) parcels of land near the City of Findlay's Public Works Department for the construction of a Traffic and Fabrication Shop to be utilized by the City.

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 _____