

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

SEPTEMBER 7, 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 August 17, 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:

Zoning amendment request – Findlay Commerce Park (Technology Dr)

Van Horn, Hoover & Associates, Inc. on behalf of KGD Properties and James C. Koehler, would like to change the zoning of Findlay Commerce Park (Technology Drive) to M2 Multi-Family, High Density. It is currently zoned as C2 General Commercial. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

City Auditor Staschiak – Resolution accepting millage rates and amounts

The County Budget Commission has completed their work and returned our Certificate of Estimated Resources for our 2022 budget. Our tax millage has been certified exactly as submitted; 2.6 mills for the General Fund and 0.3 mills each for Police and Fire Pension Funds to a total of 3.2 mills, approximately \$3MM (three million dollars). Local government money is estimated to be \$619,300.00 for next year subject to likely adjustments by the State. Council should now accept the amounts and levy the tax rates as certified by the Budget Commission. The proper Resolution must be adopted and returned to the County Auditor no later than September 30, 2021. Legislation for this is requested and only requires one reading. Resolution No. 017-2021 was created.

Service-Safety Director Martin – annual Community Park Improvement Program grant

The City of Findlay Public Works Department is applying for the annual Community Park Improvement Program Grant through the Hancock Park District (HPD). The first request is for eight thousand four hundred sixty-four dollars (\$8,464.00) for restoration of Riverside Park Shelter #15. Restoration will include removing loose defective mortar joints, power washing, tuck and point all defective joints, and then seal the building using H-177 sealer by BASF. Any additional available funds acquired from the HPD grant for this year's projects will be used toward another shelter house restoration. There currently twenty (20) buildings in the park in need of restoration work. The HPD grant is offered each year to communities within Hancock County to improve their park systems. This grant is then divided among the communities that request the available funds. These funds are at no cost to the community and do not require matching funds. The City has completed many projects in its parks using these grant dollars. One requirement of the grant is to obtain project approval during a public meeting from its governing body. City Council's verbal authorization of the restoration of the Riverside Park shelter #15 through grant funds is requested. Requires Council's verbal approval to fund said projects by grant funds.

City Auditor Staschiak – designation of financial institutions

The City of Findlay is required by Ohio Revised Code to designate its financial institutions and renew bank depository agreements every five (5) year. The current agreements run through October 31 of this year. Financial institutions that desire to be used as public depositories will submit an application which conforms to the Uniform Depository Act under Ohio Revised Code Chapter 135. The City of Findlay currently has active agreements with eight (8) institutions and it is anticipated that a large portion of them would provide updated agreements. Other institutions interested should contact the City Auditor's Office on what documentation is needed in order to qualify as a public depository. All eligible institutions will need to submit their applications by October 5th in order for legislation to be passed prior to the expiration of current agreements. The maximum amount of active deposits is expected to be approximately twenty million dollars (\$20,000,000.00) and the maximum amount of interim deposits is expected to be eighty million dollars (\$80,000,000.00). Legislation for Council to award the deposits and be passed with the emergency clause to allow for the new agreements to be executed and in place by November 1, 2021 is requested. Resolution No. 018-2021 was created.

City Income Tax Monthly Collection Report – August 2021.

City Planning Commission agenda – September 9, 2021; minutes – August 12, 2021.

Findlay Fire Department Activities Report – August 2021.

City Engineer Kalb – Ohio Public Works Commission Grant application Rector Avenue waterline replacement (35710100)

The City of Findlay Engineering Department is preparing to submit the annual grant application to the Ohio Public Works Commission (OPWC) for the Washington Avenue Storm Sewer Upgrades, project no. 35512100. Along with this project, the Engineering Department would also like to submit a second project to OPWC if additional funds are available for a waterline replacement on Rector Avenue that needs replaced from Main Street to Bolton Street. Both projects would allow for two (2) projects to be funded through OPWC. Legislation authorizing City representatives to execute the necessary grant application(s) and/or agreement(s) to receive the grant funding. Ordinance No. 2021-087 was created.

City Engineer Kalb – Community Development Block Grant Application Fire STRICT Facility (31994900)

The City of Findlay Engineering Department is working with the Findlay Fire Department to submit an application to the Community Development Block Grant (CDBG) to fund the second phase of the STRICT facility consisting of a pre-engineered burn building, which will be installed on the north side of the proposed STRICT Training Center. The burn building is specially designed to reproduce situations that the Fire Department may encounter on a daily basis. With the design of the building, the Fire Department can run a multitude of training scenarios. This CDBG grant application does not require any additional funds as match money. Legislation authorizing City representatives to execute the necessary grant application(s) and/or agreement(s) to receive the grant funding. Ordinance No. 2021-088 was created.

City Engineer Kalb – Airport terminal building repairs (35212900)

The City of Findlay Airport Terminal Building has been experiencing multiple roof leaks during rain events that is damaging interior components. Due to the amount of leaking, the Airport personnel contacted an inspection firm to evaluate the condition of the existing roof. The firm inspected every aspect of the roof system to determine what areas are needing repaired and/or replaced. From the attached evaluation report, it was determined that the roofing system on the Terminal Building is failing in multiple aspects and received an overall rating of failure, and would like to have the roof completely replaced in order to ensure that no additional damage is sustained to the interior of the terminal building. Airport personnel received a quote of eighty-four thousand five hundred eighty-eight dollars (\$84,588.00) from The Garland Company, Inc. to perform the roof replacement. The City of Findlay is utilizing the US Communities cooperative purchasing program to enter into contract with The Garland Company, Inc. to perform the work. Legislation to appropriate and transfer funds is requested. Ordinance No. 2021-089 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 90,000.00
TO:	Airport Terminal Building Repairs <i>Project No. 35212900</i>	\$ 90,000.00

City Engineer Kalb – Tuck-pointing Brickwork on Municipal Building

The City of Findlay Municipal Building is in need of tuck-pointing repairs on various brick face locations. The City’s Building Maintenance Department is difficulty finding a contractor to complete the tuck-pointing work due to the amount of work and/or scheduling conflicts. The City has reached out to George Masonry Restoration to provide a quote for the repairs, as well as their availability to perform the work. Their quote came in just below fifteen thousand dollars (\$15,000.00). They have ensured the City that they can complete the work this year. The City’s Park Maintenance Department has utilized George Masonry Restoration Services this year. Those repairs combined with the Municipal Building will be over the fifty thousand dollar (\$50,000.00) threshold for advertising and bidding requirements. With the winter season right around the corner, it is in the City’s best interest to have the tuck-pointing work completed this year. The City had exhausted all other possibilities, therefore, it is the desire to allow George Masonry Restoration perform the tuck-pointing repairs. Legislation to waive advertising and bidding requirements and enter into a contract with George Masonry Restoration for tuck-pointing repairs on the Municipal Building, waiving all formal advertising and bidding requirements, and declaring an emergency is requested. Ordinance No. 2021-090 was created.

Traffic Commission minutes – August 16, 2021.

Service-Safety Director Martin – Airport jet fuel sales

Due to the high volume of jet fuel sales at the Findlay Airport, an additional appropriation of seventy-five thousand dollars (\$75,000.00) is needed to supplement the Airport’s budget through the end of the year which will allow for the Airport to continue buying fuel for resale. Higher than usual cargo operations at the Airport have driven the need to have adequate jet fuel volume on hand to meet the demand. Legislation to appropriate funds is requested. Ordinance No. 2021-091 was created.

FROM:	General Fund	\$ 75,000.00
TO:	Airport Fund	\$ 75,000.00
FROM:	Airport Fund	\$ 75,000.00
TO:	Airport #25010000-other	\$ 75,000.00

Findlay Police Department Activities Report – August 2021.

COMMITTEE REPORTS:

The **STRATEGIC PLANNING COMMITTEE** met on August 17, 2021 to continue Request for Proposals (RFP) discussions.
We recommend that Council approve the RFP as submitted.

The **STREETS, SIDEWALKS & PARKING COMMITTEE** met on August 17, 2021 to discuss a request to remove the 2-hour parking restriction on East Lima Street.
We recommend to take down the 2-hour parking signs on the south side of East Lima Street, and take down the one (1) no parking sign on the south side of Lima Street, and to keep the no parking signs for site distance from intersections.

The **STREETS, SIDEWALKS & PARKING COMMITTEE** met on August 17, 2021 to discuss a request to remove the 2-hour parking restriction on West Crawford Street.
We recommend removing the 2-hour parking signs on the south side of West Crawford Street from Liberty to South West Street.

The **WATER AND SEWER COMMITTEE** met on September 1, 2021 to discuss fee waivers for Bluebonnet Drive and Bittersweet Drive.
We recommend to waive tap fees for all current property owners within five (5) years from the project completion.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 017-2021 (*millage rates & amounts*) **requires one (1) reading** **first reading**
A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

RESOLUTION NO. 018-2021 (*designation of financial institute*) **requires three (3) readings** **first reading**
A RESOLUTION DESIGNATING CERTAIN FINANCIAL INSTITUTIONS AS PUBLIC DEPOSITORIES FOR CITY FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCES:

ORDINANCE NO. 2021-071 (*collect taxes for Jenera*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH VILLAGE OF JENERA FOR SERVICES TO ADMINISTER, ENFORCE, AND COLLECT TAXES LEVIED BY JENERA UNDER THEIR VILLAGE INCOME TAX ON CERTAIN INCOMES OF RESIDENTS, NON-RESIDENTS, NET PROFIT OF RESIDENTS, AND NET PROFITS OF NON-RESIDENT BUSINESS ENTITIES IN ACCORDANCE WITH SAID VILLAGE INCOME TAX ORDINANCE, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-075 (*sewer truck/administration roof*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING, AND ENTER INTO AN AGREEMENT WITH HAROLD E. SHUCK, INC., FOR REPAIRS ON THE CITY OF FINDLAY WATER POLLUTION CONTROL CENTER ROOFS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-077 (*FEMA grants – benching area*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ACCEPT PERMANENT OWNERSHIP OF THREE (3) PROPERTIES, TOTALING SEVENT (7) PARCELS, FROM THE HANCOCK COUNTY BOARD OF COUNTY COMMISSIONERS AS ACQUIRED UNDER FEMA FMA FY14 AND FMA FY16 TO THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-078 (*publication of Strategic Planning RFP*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO SUBMIT A REQUEST FOR PROPOSAL (RFP) TO THE FOUR (4) QUALIFYING FIRMS PREVIOUSLY CHOSEN THROUGH THE REQUEST FOR QUALIFICATIONS (RFQ) PROCESS WHO CAN PERFORM THE SERVICES FOR THE CITY OF FINDLAY'S STRATEGIC PLAN PROCESS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-079 (*timekeeping system, advanced scheduling system, and related equipment*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING, AND ENTER INTO AN AGREEMENT(S) WITH TYLER TECHNOLOGY TO ACQUIRE ADDITIONAL SOFTWARE AND EQUIPMENT RELATED TO PAYROLL PROCESSING OF THE CITY OF FINDLAY'S CURRENT TYLER PAYROLL SYSTEM, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-083 (*Deer Ridge Mobile Home Park rezone*) **requires three (3) readings** **second 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 THE DEER RIDGE MOBILE HOME PARK) WHICH PREVIOUSLY WAS ZONED "MH MOBILE HOME" TO "M-2 MULTI-FAMILY HIGH DENSITY, WITH THE NORTHEAST CORNER OF 9.66 ACRES BEING ZONED I-1 LIGHT INDUSTRIAL.

ORDINANCE NO. 2021-084 (*812 Tiffin Ave rezone*) **requires three (3) readings** **second 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 812 TIFFIN AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SMALL LOT RESIDENTIAL TO "C1 LOCAL COMMERCIAL DISTRICT".

ORDINANCE NO. 2021-085 (*Coventry Dr vacation*) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE COVENTRY DRIVE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2021-086 (*property acquisition*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF PROPERTY LOCATED WITHIN THE CITY OF FINDLAY, OHIO LIMITS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-087 **requires three (3) readings** **first reading**
(*Ohio Public Works Commission Grant application for Rector Avenue waterline replacement*)
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE RECTOR AVENUE WATERLINE REPLACEMENT PROJECT NO. 35710100, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-088 (*Ohio Public Works Commission Grant application for Fire STRICT Facility*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE SECOND PHASE OF THE STRICT FACILITY PROJECT NO. 31994900, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-089 (*Airport Terminal Building Repairs*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-090 (*Tuck-pointing Brickwork on Municipal Building*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH GEORGE MASONRY RESTORATION FOR TUCK-POINTING BRICKWORK REPAIRS ON THE CITY OF FINDLAY MUNICIPAL BUILDING, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-091 (*Airport jet fuel sales*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS



PETITION FOR ZONING AMENDMENT CITY OF FINDLAY

(Revised May 2017)

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

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

ADDRESS: Technology Drive

SUBDIVISION: Findlay Commerce Park

LOT No.(s): 2-3, 5-6 & 8-9

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty percent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE
<i>James L. Koehler</i>	Findlay Commerce Park	2-3, 5-6, 8-9	Technology Drive

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Vacant Land

PRESENT ZONING DISTRICT C-2

PROPOSED ZONING DISTRICT M-2

ATTACH:

- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.

NOTE: COMPLIANCE WITH ABOVE REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.

- c. A written statement of the reason for the request and justification for the change.
- d. If the area to be rezoned is a portion of a parcel, a survey must be done for the portion to be changed and it must be recorded as a new parcel at the County Recorder's Office.

Name of Owner KGD Properties & James C. Koehler

Name of Contact Person if other than owner James C. Koehler
(a letter granting person to act on owner's behalf must accompany application if not signed by owner)

Mailing Address 655 Fox Run, Findlay, Ohio 45840

Phone No. (Home) () - (Business) () -

Email: _____

8 1201 2021
Date

James C. Koehler
Signature of contact person

OFFICE USE ONLY

\$250.00 fee paid _____ \$100 fee paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set by Council _____

Date of Newspaper Notice _____
(must be mailed at least 30 days prior to hearing)

Date of Notice to Abutting Property Owners _____
(must be mailed at least 20 days prior to hearing)

Referred for Legislation: _____

Date of Readings by Council:
First / / Second / / Third / /

Action by Council: _____ Ordinance No. _____



Van Horn, Hoover
& Associates, Inc.

Charlotte, NC

P.O. Box 621524
Charlotte, NC 28262
Phone: 704.604.4124
Fax: 419.423.5772

Findlay, OH

3200 N. Main St.
Findlay, OH 45840
Phone: 419.423.5630
Fax: 419.423.5772

August 25, 2021

City of Findlay Council
Municipal Building
Findlay, Ohio 45840

RE: Findlay Commerce Park - Rezoning
~~E. Melrose Ave.~~, Findlay
Technology Dr

Dear Members of Council:

On behalf of our client, KGD Properties and James C. Koehler, we are respectfully submitting an application for rezoning of Lots 2, 3, 5, 6, 8 & 9 of the Findlay Commerce Park. The developer is requesting the land to be rezoned from C-2 (General Commercial) to M-2 (Multi-Family).

The developer is also in the process of vacating all of these lots and the current roadway and combining them into one lot. This request is being submitted to the City of Findlay for review and approval. The intent is to have the rezoning and replatting done concurrently.

If you have questions or require any additional information please give me a call.

Sincerely,

Daniel R. Stone, P.E., P.S. - President
Van Horn, Hoover & Associates, Inc.



Pt. of the SW 1/4 of Section 36,
and Pt. of the SE 1/4 of Section 35,
T2N, R10E, City of Findlay,
Hancock County, State of Ohio
14.654 Acres

Beginning at a Capped Rebar Found marking the Northeast corner of Lot #1 of Findlay Commerce Park as recorded in Hancock County Plat Book 20, Page 348, said point lying on the southerly right-of-way of County Road 99 and being the PRINCIPAL POINT OF BEGINNING of the Parcel to be herein described;

Thence along the southerly right-of-way of County Road 99, S 89°24'20" E, a distance of 586.42 feet, to a 1" x 30" Iron Pin with 2" Aluminum Cap Set at the intersection of said southerly right-of-way and the westerly right-of-way of Technology Drive (60' R/W);

Thence along the westerly right-of-way of Technology Drive, S 01°15'58" W, a distance of 579.58 feet, to a 1" x 30" Iron Pin with 2" Aluminum Cap Set marking a point of curvature in said westerly right-of-way;

Thence along a curve to the left having an arc length of 171.24 feet, a radius of 730.00 feet, a delta angle of 13°26'25", and a chord bearing S 05°27'14" E, a distance of 170.85 feet to a 1" x 30" Iron Pin with 2" Aluminum Cap Set at the point of tangency in said westerly right-of-way;

Thence continuing along said westerly right-of-way S 12°10'27" E, a distance of 66.71 feet to a 1" x 30" Iron Pin with 2" Aluminum Cap Set marking a point of curvature in said westerly right-of-way;

Thence along a curve to the right having an arc length of 234.58 feet, a radius of 1000.00 feet, a delta angle of 13°26'25", and a chord bearing S 05°27'14" E, a distance of 234.04 feet to a 1" x 30" Iron Pin with 2" Aluminum Cap Set marking a point of tangency in said westerly right-of-way;

Thence continuing along said westerly right-of-way S 01°15'58" W, a distance of 17.31 feet to a Capped Rebar Found marking the northeast corner of Lot #1 in Findlay Commerce Park 3rd Addition as recorded in Plat Book 22, Page 113 of the Hancock County Deed Records;

Thence along the northerly line of said Lot #1, N 88°44'02" W, a distance of 649.27 feet to a Capped Rebar Found at a corner of Lot #2 of said Findlay Commerce Park 3rd Addition;

Thence along the easterly line of said Lot #2 and extended, N 01°15'58" E, a distance of 1057.01 feet to the PRINCIPAL POINT OF BEGINNING;

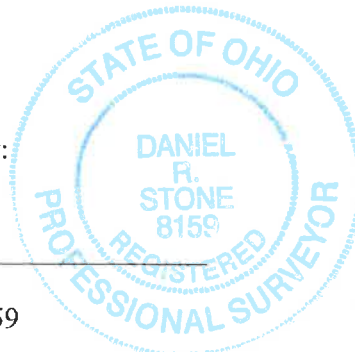
Containing 14.654 Acres of land, more or less, of which 0.141 acres lies within the SW 1/4 of Section 36, and 14.512 acres lies within the SE 1/4 of Section 35, all subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83. Distances referenced are ground distances.

Date: 17. AUG. 2021

Survey & Legal Description by:

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159





Van Horn Hoover
& Associates, Inc.

- SURVEYING
- CIVIL ENGINEERING
- LAND USE PLANNING

3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com

E-Mail:
Info@VanHornHoover.com

AREA TO BE REZONED FROM
C-2 GENERAL COMMERCIAL TO
M-2 MULTI-FAMILY



(IN FEET)
1 inch = 200 ft.

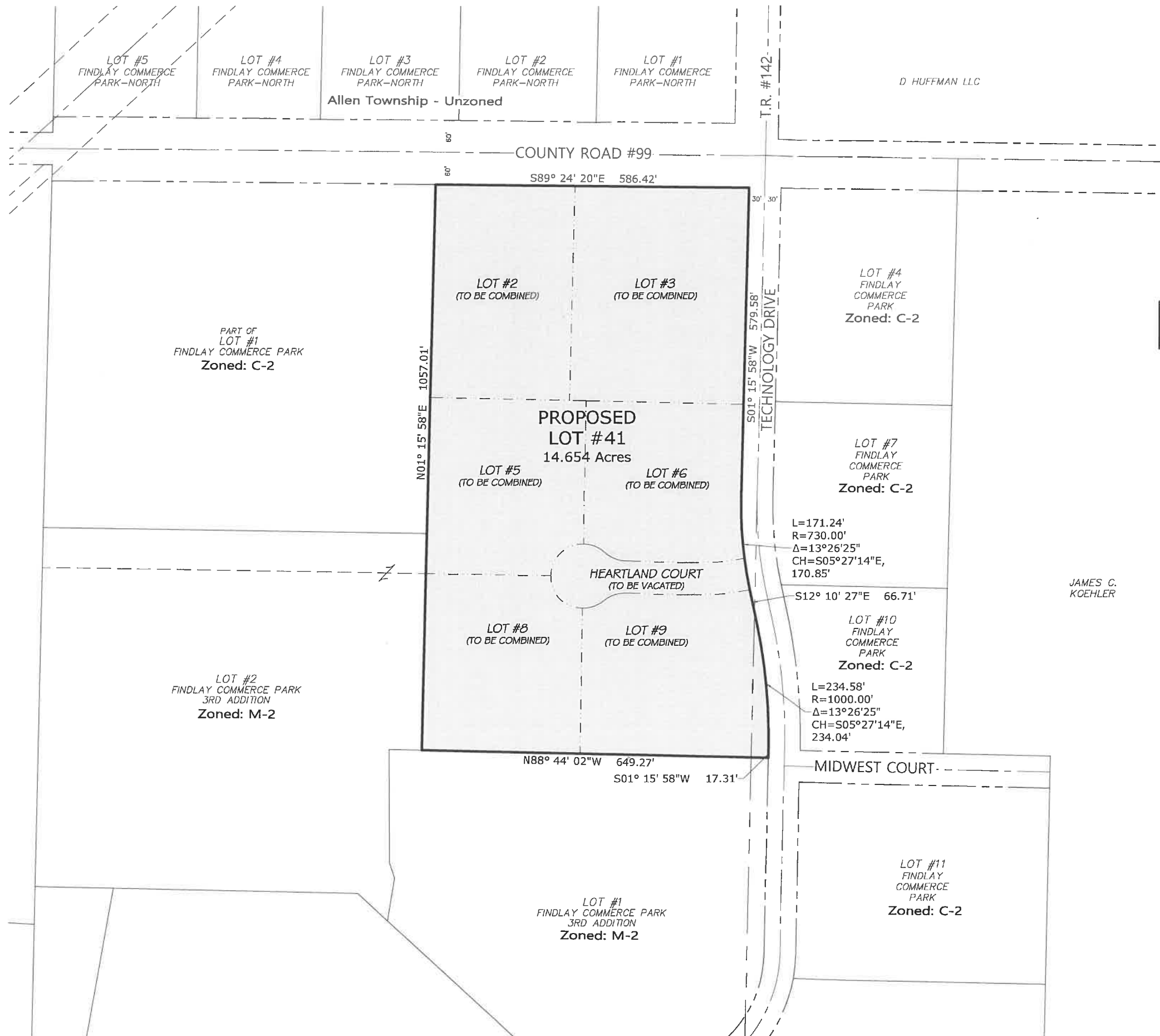
PREPARED FOR:
**KGD PROPERTIES
&
JAMES C. KOEHLER**

**FINDLAY
COMMERCE
PARK**
C.R. 99 & TECHNOLOGY DRIVE
FINDLAY, OHIO

REZONING
EXHIBIT

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1
DRAWN: SPG CHECKED: DRS
DRAWING SCALE: 1"=200'
DATE: 8/17/21
JOB NUMBER: z:\projects\19084
19084-rezone.dwg
SHEET NUMBER: SP1





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, August 19, 2021

The Honorable Council
Findlay, Ohio 45840

It is respectfully requested this letter be read into the City Council meeting record.

SUBJECT: Resolution Accepting Millage Rates and Amounts

Dear Council Members:

The County Budget Commission has completed their work and returned our Certificate of Estimated Resources for our 2022 Budget. Our tax millage has been certified exactly as submitted; 2.6 mills for the General Fund and 0.3 mills each for Police and Fire Pension Funds to a total of 3.2 mills, approximately \$3MM (three million dollars). Local government money is estimated to be \$619,300.00 for next year subject to likely adjustments by the State.

Council should now accept the amounts and levy the tax rates as certified by the Budget Commission. The proper Resolution must be adopted and returned to the County Auditor no later than September 30th, 2020. I have therefore, asked the Director of Law to place the required legislation on your agenda for your September 7st meeting. This Resolution requires one reading.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jim Staschiak II".

Jim Staschiak II
City Auditor

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)

Revised Code, Secs. 5705.34-5705.35

017-2021

The Council of the **Findlay**, Hancock County, Ohio, met in _____ session
on the _____ day of _____, _____, at the office of _____
with the following members present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1st, _____; and

WHEREAS, The Budget Commission of Hancock County, Ohio, has certified its action thereon to this
Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by
this Council, and what part thereof is without, and what part within the ten mill tax limitation; therefore
be it

RESOLVED, By the Council of the **City of Findlay**, Hancock County, Ohio, that the amounts and
rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted;
and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax
necessary to be levied within and without the ten mill limitation as follows:

2021 Tax Year
City of Findlay
 2022 Calendar Year

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION
 AND COUNTY AUDITOR'S ESTIMATED TAX RATES

Fund	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column II	Column IV	V	VI
General Fund		2,491,261.75	2.60	
Police Pension		288,937.03	0.30	
Fire Pension		288,937.03	0.30	
Total:		3,069,135.81	3.20	

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

Fund	Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy <small>(Carry to Sch A, Col II)</small>

and be it further

RESOLVED, That the Clerk of this Council be and he is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. _____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

- Mr. _____,*
- Mr. _____,*
- Mr. _____,*
- Mr. _____,*
- Mr. _____,*
- Mr. _____,*
- Mr. _____,*
- Mr. _____,*

Adopted the _____ day of _____,

Attest: _____ President of Council

_____ Clerk of Council

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Hancock County, ss.

I, _____, Clerk of the Council of the City of Findlay, within and for said County, and in whose custody the Files and Records of said Council are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original _____

now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, _____

Clerk of Council

No. _____

COUNCIL OF THE CITY OF

Hancock County, Ohio.

**RESOLUTION
ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR.**

(City Council)

Adopted _____, 20__

Clerk of Council.

Filed _____, 20__

County Auditor.

By _____
Deputy.

1. A copy of this Resolution must be certified to the County Auditor before the first day of October in each year, or at such later date as may be approved by the Tax Commissioner.



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

Rob Martin BSN, MBA
Service-Safety Director

August 19, 2021

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

The City of Findlay Public Works Department once again is applying for the annual Community Park Improvement Program Grant through the Hancock Park District (HPD). The first request is for \$8,464.00 for restoration of Riverside Park Shelter #15. The restoration will include removing loose defective mortar joints, power washing, tuck and point all defective joints, and then seal the building using H-177 sealer by BASF.

If there are additional funds that could be acquired for this year's projects from the HPD grant, the City will ask for it to be used toward another shelter house restoration. There are currently 20 buildings in the park in need of restoration work.

The HPD grant is offered each year to communities within Hancock County to improve their park systems. This grant is then divided among the communities that request the available funds. These funds are at no cost to the community and do not require matching funds. The City has completed many projects in our parks using these grant dollars.

One of the requirements of the grant is to "obtain project approval during a public meeting from its governing body." Therefore, I am requesting that Council approve the aforementioned projects to be funded by the grant funds.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Martin'.

Rob Martin
Service-Safety Director

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

Tuesday, August 24, 2021

The Honorable Council
Findlay, Ohio

Dear Council Members,

The City is required by Ohio Revised Code to designate its financial institutions and renew bank depository agreements every five years. The current agreements run through October 31 of this year. Financial institutions that desire to be used as public depositories will submit an application which conforms to the 'Uniform Depository Act' under Ohio Revised Code Chapter 135.

Currently the City has active agreements with eight (8) institutions and I would anticipate a large portion of them would provide updated agreements. Other institutions interested should contact the City Auditor's Office with regard to what documentation would be needed in order to qualify as a public depository. It is expected that all eligible institutions will have their applications in by October 5th in order for your body to pass legislation prior to expiration of the Current agreements.

For your information, at this time, it is estimated that the maximum amount of 'active deposits' is expected to be approximately \$20,000,000.00 and the maximum amount of 'interim deposits' is expected to be \$80,000,000.00.

By copy of this letter it is requested the Director of Law prepare the necessary legislation for Council to award the deposits. The legislation would need to be passed with the emergency clause to allow for the new agreements to be executed and in place by November 1, of this year.

Respectfully submitted,

Jim Staschiak II
City Auditor

cc: D. Rasmussen



Monthly Collection Report to Findlay Council
August 2021

Total collections for August 2021: \$2,020,820.22

	2021	2020	
	<u>Year-to-date</u>	<u>Year-to-date</u>	<u>Variance</u>
Withholders	14,319,031.66	13,306,795.05	1,012,236.61
Individuals	2,258,369.98	2,138,103.77	120,266.21
Businesses	<u>3,026,371.44</u>	<u>1,431,160.29</u>	<u>1,595,211.15</u>
Totals	19,603,773.08	16,876,059.11	2,727,713.97
			16.16%

Actual & Estimated Past-due Taxes

Withholders	493,797.25
Individuals	2,874,825.83
Businesses	<u>170,478.71</u>
Total	3,539,101.79

Actual and Projected Revenue


	2021	Percentage	Amount	Percentage	2021
	<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	14,319,031.66	81.82%	3,180,968.34	18.18%	17,500,000.00
Individuals	2,258,369.98	98.19%	41,630.02	1.81%	2,300,000.00
Businesses	<u>3,026,371.44</u>	168.13%	<u>-1,226,371.44</u>	-68.13%	<u>1,800,000.00</u>
Totals	19,603,773.08	90.76%	1,996,226.92	9.24%	21,600,000.00

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	0	43	0.00	11,812.10
Individuals	24	756	4,994.01	296,657.78
Businesses	<u>6</u>	<u>80</u>	<u>3,943.27</u>	<u>58,406.95</u>
Totals	30	879	8,937.28	366,876.83

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	1	8	101.32	927.05
Individuals	75	880	16,881.47	192,898.61
Businesses	<u>56</u>	<u>389</u>	<u>34,408.84</u>	<u>230,764.87</u>
Totals	132	1,277	51,391.63	424,590.53


Income Tax Administrator

9/1/2021
Date

Findlay Income Tax Department

Monthly Collections Report

Wednesday, September 1, 2021

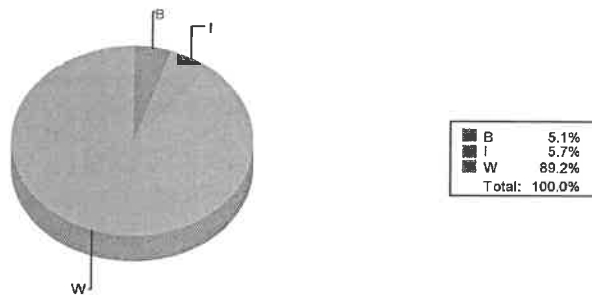
8:40:19AM

For Period August 1, 2021 through August 31, 2021

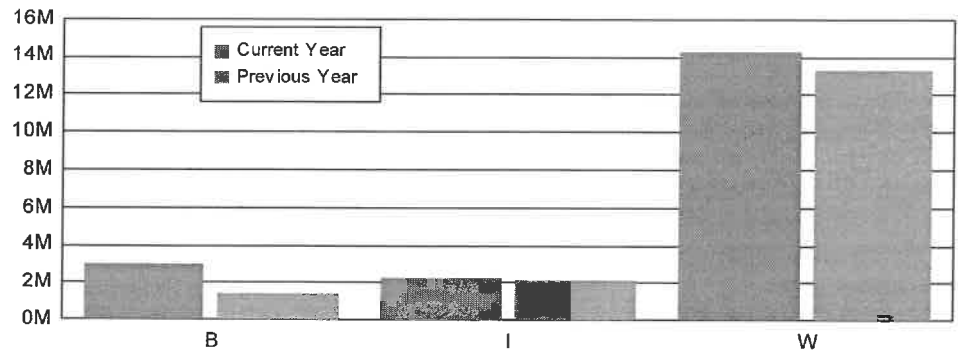
City of Findlay

Account Type	Monthly Total	2021 Year to Date	2020 Year to Date	Increase (Decrease)	% Change	2021 Month to Date	Previous Year(s) Month to Date
W	1,803,365.17	14,319,031.66	13,306,795.05	1,012,236.61	7.61	1,794,548.08	8,817.09
I	115,111.41	2,258,369.98	2,138,103.77	120,266.21	5.62	17,181.85	97,929.56
B	102,343.64	3,026,371.44	1,431,160.29	1,595,211.15	111.46	51,485.59	50,858.05
Totals:	2,020,820.22	19,603,773.08	16,876,059.11	2,727,713.97	16.16	1,863,215.52	157,604.70

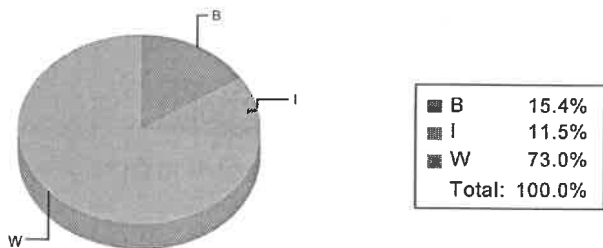
Monthly Collections by Account Type



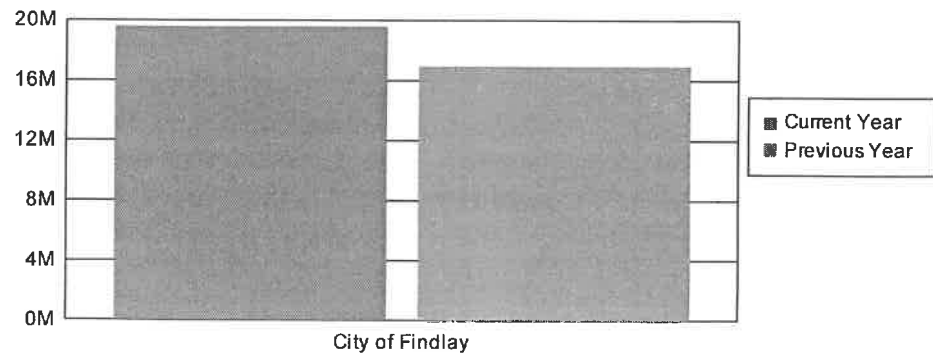
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



2021	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Withholding													
2021 Total	60,889.66	1,290,332.81	1,672,497.62	2,301,339.60	1,871,262.99	1,319,141.67	1,838,895.14	1,794,548.08					12,148,907.57
2020 Total	2,015,037.43	106,229.29	13,998.61	3,313.52	706.79	2,755.10	2,544.82	6,515.57					2,151,101.13
2019 Total	-	80.09	(1,710.87)	1,464.71	-	2,952.92	42.70	904.80					3,734.35
2018 Total	-	2,000.00	1,344.51	134.70	62.86	1,400.15	318.02	68.73					5,328.97
2017 Total	-	361.25	-	157.12	862.84	31.89	503.49	761.32					2,677.91
2016 Total	146.07	106.78	493.01	170.11	297.49	2,439.89	-	375.00					4,028.35
2015 Total	-	188.58	-	763.96	-	60.00	-	-					1,012.54
2014 Total	-	-	-	-	-	-	-	-					-
2013 Total	-	-	-	-	-	-	-	-					-
2010-2012 Total	-	-	132.32	-	-	210.58	-	-					342.90
2010-2012 at 1 percent	-	-	105.86	-	-	168.46	-	-					274.32
2010-2012 at .25 percent	-	-	26.46	-	-	42.12	-	-					68.58
2009 & Prior at 1 percent	350.00	50.00	135.08	275.00	425.00	62.82	408.37	191.67					1,897.94
2012 & Prior at 1 percent	350.00	50.00	240.94	275.00	425.00	231.28	408.37	191.67					2,172.26
Prev Yr MTD Check	2,015,533.50	109,015.99	14,392.66	6,279.12	2,354.98	9,913.35	3,817.40	8,817.09	-	-	-	-	2,170,124.09
Total Category Check	2,076,423.16	1,399,348.80	1,686,890.28	2,307,618.72	1,873,617.97	1,329,055.02	1,842,712.54	1,803,365.17	-	-	-	-	14,319,031.66
All Years at 1% Check	2,076,423.16	1,399,348.80	1,686,863.82	2,307,618.72	1,873,617.97	1,329,012.90	1,842,712.54	1,803,365.17	-	-	-	-	14,318,963.08
Past-due Collections	496.07	2,786.70	14,392.66	6,279.12	2,354.98	9,913.35	3,817.40	8,817.09					48,857.37
% of Total that are Past Due	0.02%	0.20%	0.85%	0.27%	0.13%	0.75%	0.21%	0.49%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.34%
Individual													
2021 Total	275.00	8,478.65	35,268.37	146,277.34	82,931.16	135,647.03	22,188.98	17,181.85					448,248.38
2020 Total	125,215.10	36,994.57	189,685.72	315,069.86	537,558.71	31,767.81	23,201.83	19,719.21					1,279,212.81
2019 Total	14,606.59	9,218.09	20,383.85	11,982.58	19,435.05	10,519.76	6,615.35	21,072.81					113,834.08
2018 Total	18,942.21	15,224.33	19,413.11	16,449.01	14,291.51	17,954.48	8,153.70	17,196.92					127,625.27
2017 Total	14,348.23	9,502.95	12,282.45	10,766.47	10,174.35	10,906.53	10,685.83	12,272.79					90,939.60
2016 Total	8,554.79	6,012.34	7,489.84	4,892.18	5,703.46	7,460.49	5,722.19	7,342.90					53,178.19
2015 Total	6,544.82	4,328.44	3,910.85	4,437.37	1,797.60	4,940.52	3,068.46	5,033.08					34,061.14
2014 Total	3,143.73	3,153.83	2,114.80	4,049.03	2,528.45	3,403.36	3,230.64	5,042.65					26,666.49
2013 Total	3,767.30	1,839.14	2,624.96	1,849.28	1,994.91	3,892.70	3,329.55	3,549.70					22,847.54
2010-2012 Total	6,833.16	6,610.56	2,056.02	4,809.63	5,655.28	5,034.64	5,080.51	6,097.40					42,177.20
2010-2012 at 1 percent	5,466.53	5,288.45	1,644.82	3,847.70	4,524.22	4,027.71	4,064.41	4,877.92	-	-	-	-	33,741.76
2010-2012 at .25 percent	1,366.63	1,322.11	411.20	961.93	1,131.06	1,006.93	1,016.10	1,219.48	-	-	-	-	8,435.44
2009 & Prior at 1 percent	150.00	2,915.82	982.57	4,368.38	698.30	4,828.10	5,034.01	602.10					19,579.28
2012 & Prior at 1 percent	5,616.53	8,204.27	2,627.39	8,216.08	5,222.52	8,855.81	9,098.42	5,480.02					53,321.04
Prev Yr MTD Check	202,105.93	95,800.07	260,944.17	378,673.79	599,837.62	100,708.39	74,122.07	97,929.56	-	-	-	-	1,810,121.60
Total Category Check	202,380.93	104,278.72	296,212.54	524,951.13	682,768.78	236,355.42	96,311.05	115,111.41	-	-	-	-	2,258,369.98
All Years at 1% Check	201,014.30	102,956.61	295,801.34	523,989.20	681,637.72	235,348.49	95,294.95	113,891.93	-	-	-	-	2,249,934.54
Past-due Collections	76,890.83	58,805.50	71,258.45	63,603.93	62,278.91	68,940.58	50,920.24	78,210.35					530,908.79
% of Total that are Past Due	37.99%	56.39%	24.06%	12.12%	9.12%	29.17%	52.87%	67.94%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	23.51%

2021	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Business													
2021 Total	8,593.16	20,387.86	89,307.68	192,231.52	62,471.46	1,192,740.84	28,661.91	51,485.59					1,645,880.02
2020 Total	55,591.81	44,192.98	384,301.76	584,321.09	91,469.62	108,726.92	3,107.14	17,538.04					1,289,249.36
2019 Total	2,252.35	2,774.39	15,036.22	877.00	1,551.00	2,302.98	1,536.70	32,103.69					58,434.33
2018 Total	2,677.13	5,721.80	2,876.33	1,299.84	813.69	1,170.85	706.52	-					15,266.16
2017 Total	1,445.55	276.00	620.89	2,427.90	31.38	603.75	712.31	455.18					6,572.96
2016 Total	654.15	1,034.09	647.28	431.52	-	-	-	19.00					2,786.04
2015 Total	222.26	333.01	869.14	570.00	-	205.00	123.50	91.50					2,414.41
2014 Total	-	253.36	977.14	642.00	-	356.40	15.00	87.00					2,330.90
2013 Total	-	118.66	-	-	-	-	36.00	53.56					208.22
2010-2012 Total	37.50	470.59	-	37.50	47.25	-	41.12	510.08					1,144.04
2010-2012 at 1 percent	30.00	376.47	-	30.00	37.80	-	32.90	408.06	-	-	-	-	915.23
2010-2012 at .25 percent	7.50	94.12	-	7.50	9.45	-	8.22	102.02	-	-	-	-	228.81
2009 & Prior at 1 percent	-	-	-	-	-	2,085.00	-	-	-	-	-	-	2,085.00
2012 & Prior at 1 percent	30.00	376.47	-	30.00	37.80	2,085.00	32.90	408.06	-	-	-	-	3,000.23
Prev Yr MTD Check	62,880.75	55,174.88	405,328.76	590,606.85	93,912.94	115,450.90	6,278.29	50,858.05	-	-	-	-	1,380,491.42
Total Category Check	71,473.91	75,562.74	494,636.44	782,838.37	156,384.40	1,308,191.74	34,940.20	102,343.64	-	-	-	-	3,026,371.44
All Years at 1% Check	71,466.41	75,468.62	494,636.44	782,830.87	156,374.95	1,308,191.74	34,931.98	102,241.62	-	-	-	-	3,026,142.63
Past-due Collections	5,036.59	8,207.51	5,990.78	5,408.76	892.32	4,421.00	1,634.45	1,216.32					32,807.73
% of Total that are Past Due	7.05%	10.86%	1.21%	0.69%	0.57%	0.34%	4.68%	1.19%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.08%
Totals													
2021 Total	69,757.82	1,319,199.32	1,797,073.67	2,639,848.46	2,016,665.61	2,647,529.54	1,889,746.03	1,863,215.52	-	-	-	-	14,243,035.97
2020 Total	2,195,844.34	187,416.84	587,986.09	902,704.47	629,735.12	143,249.83	28,853.79	43,772.82	-	-	-	-	4,719,563.30
2019 Total	16,858.94	12,072.57	33,709.20	14,324.29	20,986.05	15,775.66	8,194.75	54,081.30	-	-	-	-	176,002.76
2018 Total	21,619.34	22,946.13	23,633.95	17,883.55	15,168.06	20,525.48	9,178.24	17,265.65	-	-	-	-	148,220.40
2017 Total	15,793.78	10,140.20	12,903.34	13,351.49	11,068.57	11,542.17	11,901.63	13,489.29	-	-	-	-	100,190.47
2016 Total	9,355.01	7,153.21	8,630.13	5,493.81	6,000.95	9,900.38	5,722.19	7,736.90	-	-	-	-	59,992.58
2015 Total	6,767.08	4,850.03	4,779.99	5,771.33	1,797.60	5,205.52	3,191.96	5,124.58	-	-	-	-	37,488.09
2014 Total	3,143.73	3,407.19	3,091.94	4,691.03	2,528.45	3,759.76	3,245.64	5,129.65	-	-	-	-	28,997.39
2013 Total	3,767.30	1,957.80	2,624.96	1,849.28	1,994.91	3,892.70	3,365.55	3,603.26	-	-	-	-	23,055.76
2010-2012 Total	6,870.66	7,081.15	2,188.34	4,847.13	5,702.53	5,245.22	5,121.63	6,607.48	-	-	-	-	43,664.14
2010-2012 at 1 percent	5,496.53	5,664.92	1,750.67	3,877.70	4,562.02	4,196.18	4,097.30	5,285.98	-	-	-	-	34,931.31
2010-2012 at .25 percent	1,374.13	1,416.23	437.67	969.43	1,140.51	1,049.04	1,024.33	1,321.50	-	-	-	-	8,732.83
2009 & Prior at 1 percent	500.00	2,965.82	1,117.65	4,643.38	1,123.30	6,975.92	5,442.38	793.77	-	-	-	-	23,562.22
2012 & Prior at 1 percent	5,996.53	8,630.74	2,868.32	8,521.08	5,685.32	11,172.10	9,539.68	6,079.75	-	-	-	-	58,493.53
Prev Yr MTD Check	2,280,520.18	259,990.94	680,665.59	975,559.76	696,105.54	226,072.64	84,217.76	157,604.70	-	-	-	-	5,360,737.11
Total All Categories Check	2,350,278.00	1,579,190.26	2,477,739.26	3,615,408.22	2,712,771.15	2,873,602.18	1,973,963.79	2,020,820.22	-	-	-	-	19,603,773.08
All Years at 1% Check	2,348,903.87	1,577,774.03	2,477,301.59	3,614,438.79	2,711,630.64	2,872,553.14	1,972,939.46	2,019,498.72	-	-	-	-	19,595,040.25
Past-due Collections	82,423.49	69,799.71	91,641.89	75,291.81	65,526.21	83,274.93	56,372.09	88,243.76	-	-	-	-	612,573.89
% of Total that are Past Due	3.51%	4.42%	3.70%	2.08%	2.42%	2.90%	2.86%	4.37%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.12%

City of Findlay Income Tax Department

Monthly Collection Report to City Council


For the Month of August 2021

	<u>Individuals</u>	<u>Businesses</u>
A. Month-to-date quantity:	<u> </u>	<u> </u>
B. Cumulative quantity:	<u> Ø </u>	<u> Ø </u>
C. Cumulative quantity with no filing obligations:	<u> </u>	<u> </u>
D. Cumulative quantity with no tax liabilities:	<u> </u>	<u> </u>
E. Quantity not required to make estimate payments:	<u> </u>	<u> </u>
F. Quantity already making estimate payments:	<u> </u>	<u> </u>
G. Cumulative quantity HB 49 Opt-in election:	<u> </u>	<u> </u>
H. Quantity remaining (B – C – D – E – F – G):	<u> Ø </u>	<u> Ø </u>

For the remaining Ø individual and Ø business taxpayers (H), the aggregate reported estimate declarations, primarily for tax year 2019 expected to be paid on the extension request due date amount is \$ Ø

House Bill 49 Municipal Net Profit Opt-in Information

Number of Businesses:	Month-to-date <u> Ø </u>	Year-to-date <u> 25 </u>
HB 49 .5 Percent Fees:	Month-to-date <u> Ø </u>	Year-to-date <u> Ø </u>


Mary Price, Tax Administrator

 9/1/2021
Date

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

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT THE MAY 13, 2021 MEETING

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.

ITEMS TABLED AT THE AUGUST 12, 2021 MEETING

APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.

NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-02-2021** for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.
- 2. APPLICATION FOR FINAL PLAT #FP-02-2021** filed by KGD Properties, Ltd and James C. Koehler, to replat Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park.
- 3. APPLICATION FOR ZONING AMENDMENT #ZA-06-2021** filed by KGD Properties, Ltd and James C. Koehler, to rezone Lots 2-3, 5-6, and 8-9 of the Findlay Commerce Park from C-2 General Commercial to M-2 Multi-Family High Density.
- 4. APPLICATION FOR CONDITIONAL USE #CU-07-2021** filed by Wanda Ward to create a bed & breakfast at 1815 Brookside Drive.
- 5. APPLICATION FOR CONDITIONAL USE #CU-03-2021** (Resubmission) filed by Grace Moore, 220 W. Lima Street, to allow for a hair salon to be located in the carriage house at 220 W. Lima Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
 City Council Chambers, 1st floor of Municipal Building
 Thursday, August 12, 2021 – 9:00 AM

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: Rob Martin
 Jackie Schroeder
 Dan Clinger
 Dan DeArment

STAFF ATTENDING: Matt Cordonnier, HRPC Director
 Jacob Mercer, Planner
 Jeremy Kalb, PE, City Engineer
 Kevin Shenise, Fire Department

GUESTS:

CALL TO ORDER

ROLL CALL

The following members were present:

Rob Martin
 Jackie Schroeder
 Dan DeArment
 Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the July 8, 2021 meeting. Dan Clinger seconded. Motion carried 4-0-0.

NEW ITEMS

- 1. ALLEY/STREET VACATION PETITION #AV-05-2021 filed by the Carl Heyslett to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.**

CPC STAFF

General Information

This request is to vacate the first east/west alleyway west of the Lilac Lane, between Coventry Drive and Yates Avenue. This area is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area on the north side as Single Family Medium Lots and the south side as Single Family Large Lots.

Staff Analysis

This is an unimproved alleyway between the Coventry Drive and Yates Avenue. The width of the right-of-way is sixteen feet. Most of the homes along Yates Avenue have fences that stop at the right-of-way line. The homes along Coventry drive mostly do not have fences and end up maintaining the grass.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment.

RECOMMENDATION

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.

DISCUSSION

Jacob Mercer clarified that the length of the vacation only extended include the neighbors who signed the vacation petition. There is a north-south alleyway to the west of the highlighted vacation was originally proposed as the endpoint. One of the neighbors, however, did not sign the petition.

Mr. DeArment asked what would be the benefit of not requesting the vacation. Matt Cordonnier explained that the neighbor was unsure about the intent of the request.

MOTION

Dan Clinger made a motion to recommend that approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2021 to vacate the east/west alleyway between Coventry Drive and Yates Avenue, from Lilac Lane to behind 312 Coventry Drive.

2nd: Jackie Schroeder

VOTE: Yay (4) Nay (0) Abstain (0)

2. APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue between Central Avenue and Carnahan Avenue. It is zoned R-3 Small Lot Residential. To the east is zoned C-2 General Commercial. To the north is zoned R-3 Small Lot Residential. There is a mix of R-3 Small Lot Residential, C-1 Local Commercial and C-2 General Commercial along Tiffin Avenue. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates this parcel as Single Family Small Lot.

Parcel History

This is currently the site is currently a residential property.

Staff Analysis

The site is currently a rental residential property. There is a large parking area behind the home that could accommodate at least seven parking spots

During the latest zoning map update, the zoning was changed from C-2 General Commercial to R-3 Small Lot Residential. This was done in an effort to match the zoning with the existing use. The applicant would like to list the site as a commercial property.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**

DISCUSSION

Fred Ziegman was present on behalf of the applicant. The owner was under the impression that the property was commercial, and that they would like to list the property as a commercial property. The owners think this could be a good property for an insurance company or small office service business.

Rob Martin asked if they would still be able to use the property as a residential unit if they passed the rezoning. Matt Cordonnier confirmed that they could continue the use. The only issue that they could have is during the sale, the bank may check to confirm zoning, which Regional Planning would note they are legal, non-conforming.

Dan Clinger noted that he was uneasy about the access to the site. The driveway to the east is not on their property. The neighbor could put up a fence to restrict access and they would only be able to access the site from the east-west alleyway to the north. Dan Clinger asked if a condition for an access agreement would be appropriate. Matt Cordonnier said in this case, it might be difficult for the owner to obtain.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2021 filed by Jimmy Holtgraven, to rezone 812 Tiffin Avenue from R-3 Small Lot Residential to C-1 Local Commercial.**
2nd: Jackie Schroeder

VOTE: Yay (4) Nay (0) Abstain (0)

3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.

CPC STAFF

General Information

This request is located on the south side of Melrose Avenue, east of the Deer Ridge Mobile Home Park. The parcels are zoned MH Mobile Home. To the north and east is a mix of I-1 Light Industrial and C-2 General Commercial. To the south is zoned R-2 Medium Lot Residential. To the west is MH Mobile Home and M-2 Multi-Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PRD Planned Residential Development.

Parcel History

This is currently the site vacant land.

Staff Analysis

This rezoning request is for portions of three parcels in the Deer Ridge subdivision. The remaining vacant land from these lots will be reorganized and split into the proposed three-parcel configuration. The 19.44 acre parcel in the northwest corner would be rezoned from MH Mobile Home to M-2 Multi-Family High Density. The 16.47 acre on the southwest portion would be zoned M-2 as well and would contain a detention pond to help accommodate the development. The northeast 9.66 acre parcel would be rezoned from MH Mobile Home to I-1 Light Industrial. Plans show road will be dedicated that will extend access to the site from Melrose Avenue.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2 Multi-Family High Density, and I-1 Light Industrial.**

DISCUSSION

Dan Stone was present on behalf of the applicant.

Dan Clinger noted that he thought it was an improvement to see the area rezoned to M-2; however, he was not sure he was comfortable with the I-1 zoning in the northwest corner. Dan Stone noted that the industrial rezoning was driving the development. He provided some drawings of some example units that the storage facility have built in similar developments. They are not the traditional look of a storage unit, but looks more like an office space. It would be a gated facility so it would be a secure site.

Dan Clinger asked about the interior of the site. Dan Stone confirmed the preliminary plan was to allow future units to be constructed in the interior of the site. Dan Stone noted that this will likely be a phased project. Dan Clinger asked if the interior units would be the more traditional look. Dan Stone said yes, but these units would be blocked from the street view.

They are working with AEP to figure out a power station location on the site. There is a drainage ditch on the east side of the site, and runoff would flow to the proposed detention area in the southeast corner.

Matt Cordonnier noted to the Commission that one of the benefits of the layout would be the extension of a roadway to Melrose Avenue. It was labelled "Lakota Drive" and that it would extend from Melrose Avenue, south through the site and connecting to the existing drives in the mobile home development, and go to the property line. Jackie Schroeder asked if this would be a public roadway, which Dan Stone confirmed.

Dan Clinger asked about making a condition on the rezoning, that the light industrial is what we see today. Matt Cordonnier said that for a rezoning, they cannot make conditions. It will come back with the site plan to get approval, and at that point they can make conditions on additional screening and buffering of the site.

MOTION

Dan Clinger made a motion to approval of **APPLICATION FOR ZONING AMENDMENT #ZA-05-2021 filed by Deer Ridge, to rezone Deer Ridge from MH Mobile Home to M-2**

Multi-Family High Density, and I-1 Light Industrial.

2nd: Dan DeArment

VOTE: Yay (4) Nay (0) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) filed by Andy Clouse, 800 W Bigelow Avenue, Findlay for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.

CPC STAFF

This request is located on the north side of W Bigelow Avenue east of Interstate 75. It is zoned R-1 One Family in Liberty Township. To the north, west and east is also zoned R-1 in the Township. To the south is zoned RM-1 Multiple Family in the Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

This is currently the site of Hillcrest Golf Course.

Staff Analysis

This project is located in Liberty Township and will therefore fall under their zoning requirements and permitting process for construction. The City will only issue permits for utilities.

The applicant is proposing to construct a 110' x 224' multi-use building on a portion of the golf course land. The proposed building has shifted to south of the existing parking lot, east of the apartment complex. The location will cause an existing tee box and the golf cart path to shift east. The parking lot will remain unchanged.

The building will house four 30' x 60' volleyball courts, a concession area, restrooms, and a storage room. There are overhead doors on the east, north and south walls of the building. All the overhead doors are 16' x 16'. The plans show restrooms, an office, a concession area, utility room along the south wall. The storage area would be located along the east side of the building. The rest would be open to the volleyball courts.

Because the structure sits within the golf course property, setbacks are not an issue. The height at the roof peak is 34'-2".

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.

ENGINEERING

Access –

The proposed building will be accessed by the existing drive and parking lot off of W. Bigelow Ave.

Water Service –

The proposed water services will connect to the existing 6” waterline that is to the west of the site. The proposed plans are showing a 6” fire line and 1.5” water service.

Sanitary Service –

The proposed sanitary service will connect to the existing 8” sanitary sewer.

Stormwater Management –

The site is not located within the City Limits so the applicant does not need to comply with the City of Findlay Standards. The consultant did supply information on the existing drainage system and how the proposed runoff is going to be addressed.

MS4 Requirements –

The site is not located within the City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. The applicant will still need to comply with all OEPA requirements for a construction project.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit x 2

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue.**

DISCUSSION

Dan Stone was present on behalf of the applicant. He noted that the final location will not what was presented today. The site is located in Liberty Township, and the Township Trustees already indicated the proposed location is too close to the existing residential use. The layout will not change too drastically though. The location of the building would twist northeast and rotated away from the road. The parking lot will lose a few parking spaces. Dan requested that the Commission approve this proposal, as a worst-case scenario, knowing that the location will shift by the final draft.

Dan Clinger noted that he was out at the golf course and the parking lot was full. Dan Stone said that these would not be competing uses, and that the parking should not be an issue.

The proposed parking and building would tie in to existing drainage on the site. The pond on the site was installed for the overpass construction, and there is little water going into it. This development will fill it in better and make it wet. By adding this development, he may add some detention to accommodate the fairway and green.

MOTION

Dan Clinger made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-01-2021 (Request for Revision) for a 24,640 square foot multi-use building at Hillcrest Golf Course, 800 W Bigelow Avenue with the condition of staff approval.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

5. APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.

CPC STAFF

General Information

This request is located at the intersection of N. Main Street and Walnut Street. It is zoned C-2 General Commercial. Along Main Street is also zoned C-2. To the east is zoned R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is currently the site of Archie's Drive In restaurant.

Staff Analysis

The applicant is proposing to construct two additional parking lots on the site. The parking lot to the south is a mixture of crumbling cement and stone. This would be paved and striped to allow for an additional twenty cars. The new lot to the east of the alleyway is currently stone. This would be paved and striped to allow for an additional nine cars.

With the way the existing stacking comes in off the alleyway, it is a tight turn into the alleyway. The alleyway currently is only twenty feet (20') wide. They have requested to expand the alleyway opening an additional twenty-six feet (26') to accommodate better access into the site.

The additional parking will help alleviate some of the issues of the stacking blocking the existing parking spots on the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.**

ENGINEERING**Access –**

The proposed plans the existing alley to be extended to the east roughly 26' to allow for a longer drop. As part of the drive extension the sidewalk will need to be upgraded to 6" thick to match the drive.

Water Service –

The plans do not propose any additional waterline work.

Sanitary Service –

The plans do not propose any additional sewer work.

Stormwater Management –

Since there is no increase in impervious area, no additional retention is required.

MS4 Requirements –

The site will be disturbing less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 1 (26LF)
- Sidewalk Permit (as needed) x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street.

DISCUSSION

Matt Cordonnier noted that staff was in discussion with the applicant about looking at alternatives for the stacking for the drive-thru. Jeremy Kalb said that he was also in the discussion and that they would propose a different curb cut off Main Street to allow the stacking to come into the drive-thru to enter from there rather than the alleyway off Walnut.

Todd Jenkins, from Peterman Associates, and the owner, Ben Miller, were present. Mr. Jenkins noted that the reason the layout was proposed was to allow for a greater turning radius and allow people to access the parking. The worry about the Main Street configuration was it could block the proposed new parking. Matt Cordonnier asked if the parking on the lot to the south could be shifted to the south side to allow the drive-thru traffic to be located nearer to the building.

Dan Clinger asked if the applicant's proposed layout would increase the stacking. Mr. Jenkins confirmed it would not, but would allow traffic to move around the stacked cars. Mr. Clinger noted that he liked staff's proposed layout with the parking shifting south and using Main Street to start the stacking. He also noted that the paving would be fairly flat, and worried about drainage on the site.

Mr. Clinger asked what the relationship was like with the neighbor to the south and if they utilized the alleyway near the stacking. Mr. Miller confirmed that the neighbor did deliveries out of the alleyway, but they used the Main Street alleyway primarily. They have an unwritten agreement to allow the neighbor to drive through the Archie's lot to get to the parking on the north side of their property.

Mr. Miller was worried that if they moved the stacking from Walnut to Main Street, it would back up traffic on Main Street. He thought it would be safer to have the stacking back up onto Walnut instead.

Dan DeArment noted that if you close the Main Street curb cut and moved it south, you could do a better seating area in front of the building. Mr. Miller said he would be open to doing that if they have the curb cut to the south. The goal of the site layout was to improve the situation, and they were unsure there was a perfect solution. Jeremy Kalb said that if they got a new curb cut on Main Street, he would like to see the furthest west curb cut on Walnut removed. He would like to see some information about stacking during the peak hours.

Dan Clinger asked if we could see a revised plan. Matt Cordonnier said that he viewed it as we are approving this current plan, but staff could approve the new plans administratively.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2021 filed by Archie's Drive In, to create two additional parking lots, one to the south of the existing parking lot and another located east of the alleyway behind the site at 119 Walnut Street with the condition:**

- **Allow for a new curb cut on Main Street on the southern lot, while closing the existing Main Street curb cut**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

6. APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.

CPC STAFF

General Information

This request is located at the intersection of County Road 236 and State Route 12. It is zoned R-1 Large Lot Residential. To the east is zoned C-1 Local Commercial. To the east is Marion

Township. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is currently the site of Parkview Church.

Staff Analysis

Parkview Church is proposing a 9,180 square foot multi-purpose building to the east of the existing church. This building would house a multi-purpose gym space, seven classrooms, food prep room, lobby, and restrooms. The building would be constructed in the existing parking area. Even after construction, it would have 202 spaces for parking, which is more than the required 126 spaces. The new building would not encroach on any of the setbacks. The height is below the forty-foot maximum.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9,180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

ENGINEERING

Access –

The site will utilize the existing drive and parking lot to get access to the proposed building.

Water Service –

The proposed plans show a 1” waterline to be extended off the existing water service line.

Sanitary Service –

The proposed plans show a sanitary sewer service to be extended off the existing sewer line.

Stormwater Management –

Detention will be provided by the existing pond that is located along SR12. Since there is no increase in impervious area, additional detention is not required.

MS4 Requirements –

The disturbed area is less than 1 acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

DISCUSSION

Jack Berry and Dan Stone were present on behalf of the applicant. Dan Clinger asked if the proposed building could be shifted closer to the existing church to allow a bit more room for the driveway. Mr. Berry noted they actually would like to go further away, so that it would not encourage so much traffic going around the site. Dan Clinger asked if the buildings could be connected. Mr. Berry noted they were looking into that possibility, but they were not sure with that at the moment.

Dan Clinger asked about drainage on the site. Dan Stone confirmed the proposed configuration would still allow for the current flow on the site. There is an existing pond on the northwest corner of the site, which would collect the runoff from the new building.

MOTION

Dan Clinger made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

2nd: Jackie Schroeder

VOTE: Yay (4) Nay (0) Abstain (0)

6. APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.

CPC STAFF

General Information

This request is located along County Road 99 in the Northwest corner of the Findlay Commerce Park. It is zoned C-2 General Commercial. To the east is C-2 General Commercial. To the south is M-2 Multi-Family, High Density. The land to the west is located outside the corporate boundary in Allen Township. The land directly to the west is currently vacant farmland, and abuts the Woods of Hillcrest subdivision. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

This is currently the site is vacant farmland.

Staff Analysis

Lighthouse Church are proposing to construct a 19,544 square foot building, which would accommodate a four-hundred seat sanctuary church. The access to the site would come from County Road 99. The height of the building would be twenty-six feet five and a half inches (26'5 1/2") at the peak. Lighting will only shine on the property.

There would be two parking lots, with one parking lot to the north of the church, and one on the south side. There would be 183 parking spaces provided which is more than the required 174.

The site would have a detention pond constructed on the southwest corner of the site to address drainage. Along the south boundary, mounding has been shown to help screen the site from the condominium association.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

ENGINEERING**Access –**

The site will be accessed from a new three lane drive off the south side of CR99. The drive will extend to two proposed parking lots that are located on the north and south side of the Phase I building.

Water Service –

The proposed plans show two waterlines being tapped off of the 24” waterline that is located on the south side of CR99. The site will be utilizing a 4” and a 6” tap off the 24” waterline to serve the domestic and fire line.

Sanitary Service –

The proposed plans show a 6-inch lateral to be tapped off the existing 36” sanitary that is located on the south side of CR99.

Stormwater Management –

Detention calculations have been provided as required. The proposed pond is to be located in the southwest corner of the property and will outlet to a ditch located along the south property line..

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site Plan

The following permits may be required prior to construction:

- Water Tap Permit x 2
- Sewer Service Connections x 1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2021 filed by Lighthouse Church, to construct a new church and associated parking lot located on Lot 1 of the Findlay Commerce Park subdivision along County Road 99.**

DISCUSSION

Dan Stone was present on behalf of the applicant. Dan Clinger noted the plan indicated a second phase, and asked where it would be located. Dan Stone noted that there is room on the western side to expand the building.

Dan Clinger asked if they had a driveway permit. Dan Stone noted they have already engaged the County Engineer to receive approval for their proposed configuration. Dan Clinger asked if the owners of the proposed Siferd Farms development had been in contact with the church, since Siferd Farms presented at last month's CPC meeting and discussed access onto County Road 99. Dan Stone said they had not, but the access management regulations states they need 495 feet of separation between driveways on major thoroughfares, which they have with the current configuration. He noted that there was discussion last month about a shared drive; however, they did not think that it would be good idea due to these being two different uses. Having residential traffic move through the church parking area, or vice versa, would create issues. The proposed layout at least does not create a hardship on the neighbor.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-19-2021 filed by Parkview Church, to construct a 9180 square foot multi-purpose building to the east of the existing church at 15035 State Route 12, Findlay, Ohio.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

8. APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.

CPC STAFF**General Information**

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

Parcel History

The site was a parking lot for a former night club.

Staff Analysis

At the June 11, 2020 CPC meeting the site plan for the building was approved subject to verification of access easements for the parcel. We did receive deeds and have obtained a drawing from the County Auditor verifying that the 60' wide strip to the south of the applicant's lot is the area described for access. This is the drive going back to the storage units located west of this site.

Because a contractor's office/shop is a Conditional Use, the Commission should have voted to approve the Use as well as the site plan. Thus, the item was brought back before the Commission in July 2020.

At the July 2020 meeting, the recommendation was to approve the Conditional Use subject to the condition that **a minimum screen of a 6' high privacy fence be installed along the common property line between the Fort property and 1101 E Main Cross Street. (Owners may negotiate additional screening if desired).**

The new site plan would like to remove that as a condition. Since the building has been constructed, the Planning Commission can better judge if screening or fencing is appropriate between the businesses. Currently, the spa owner has separated their property with telephone poles on the ground. The detention along the property line between the property and the car repair business at 1113 W. Main Cross Street has been constructed as well. The new site plan shows that there will be three trees planted in the detention area.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

DISCUSSION

Todd Jenkins and Jeff Fort were present for the application. Jeff Fort said that the whole application got off on the wrong foot last year due to the confusion surrounding the business. He noted that this was considered a contractor's office, which then would require a conditional use. With the nature of the business, they do not have any outdoor storage of equipment. The driving reason behind having a fence was their neighbor. They have had other neighbors come over and see the building, and have been impressed about the building's aesthetic. The neighbor to the north put down telephone polls to divide the property. Mr. Fort thought it was inappropriate and arbitrary to have a fence be constructed between two commercial uses.

Todd Jenkins clarified that the building use is office, and to store the blasting equipment in the winter. There is no traffic during the day.

Matt Cordonnier spoke to the conditional use. Without the conditional use, the use of the building would not be allowed in the C-2 district. The only other zoning classification that would allow it would be I-1. Dan DeArment asked if there was any I-1 in the area. Matt noted that the storage units to the west are I-1. The area is a mix of I-1 and C-2.

Dan Clinger asked if they recalled if there was an outdoor storage concern regarding the fence. Jeff Fort noted that there is room for expansion of the building, so there will never be any outdoor storage. Matt Cordonnier noted that outdoor storage is not allowed in C-2, except for specific uses like car dealers.

Rob Martin asked for clarity regarding why a fence was made a condition. Matt Cordonnier noted the neighbor to the north spoke against the project and to alleviate concerns, a fence was the

proposed solution. Now that the building has been constructed, Mr. Fort wanted to have the Planning Commission re-evaluate whether there was a need to have a fence.

Todd Jenkins noted that the rear of the building to the north does not have an aesthetic look and they have a higher volume of traffic. They questioned whether it should be the neighbor's responsibility to construct a fence to restrict access onto their site. Mr. Fort noted that most of the traffic onto the neighbor's property was to cut through to the get to the storage lockers.

Matt Cordonnier clarified that even permitted uses can still have conditions assigned to them. Planning Commission has the ability to require conditions as needed.

The property owner from the north was present. He spoke about traffic concerns during the construction, which was the reason that they put the poles on the ground.

Dan Clinger asked if a green space would be a different option instead of the telephone poles. If the goal is to block the view of the building, landscaping does not truly accomplish this. In terms of breaking up the property line though, it could be an option.

MOTION

Dan DeArment made a motion to **table APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 (Request for Site Plan Revision) filed by Fort Properties LLC, 16209 Forest Ln, Findlay, for a 7200 square foot commercial building for Findlay Blasting Inc. storage and office space located on Glessner Avenue.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

ADJOURNMENT

Christina Muryn
Mayor

Rob Martin
Service Director

Findlay Fire Department
Monthly Activities Report - 2021
 Submitted By: Joshua S. Eberle, Fire Chief

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	5	5	8	7	9	9	5	10				
Assist Other Agency	111	90	94	91	75	116	113	122				
Emergency Medical Service (EMS)	24	28	21	16	22	19	20	24				
Car Accidents	16	12	25	11	24	15	15	26				
Rescues (Extrication, Water, Elevator)	1	3	4	3	3	2	3	5				
Hazmat	7	9	8	8	12	9	12	13				
Good Intent	9	6	7	2	5	2	4	11				
Burning Complaints	1	1	3	8	6	3	3	9				
False Alarms	26	25	25	30	27	34	25	30				
Totals	200	179	195	176	183	209	200	250	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	71	73	65	65	82	62	90				
Station 2 - (North Main St)	56	50	56	51	44	58	60	61				
Station 3 - (Tiffin Ave)	43	28	31	31	36	27	33	45				
Station 4 - (CR 236)	41	30	35	29	38	42	45	54				
Totals	200	179	195	176	183	209	200	250	0	0	0	0

Fire Prevention Bureau

Construction	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	2	3		3	2	1						
Inspections	8		2			3	5					
Plan Reviews	2	1			2	2	1					
System Acceptance Tests	1				1		2					
Totals	13	4	2	3	5	6	8	0	0	0	0	0

Existing Structure - Additions	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	5	2	2	4	1	1	8	1				
Inspections	9	7	6	8	2	6	2	11				
Plan Reviews	6	5	10	7	13	5	7	3				
System Acceptance Tests	11	7	4	6	4	5	6	6				
Totals	31	21	22	25	20	17	23	21	0	0	0	0

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	1	1	2	2		1		1				
Undetermined	2						1					
Incendiary												
Fire Investigation Activities												
Follow-up	2	1	7	7			4	4				
Interviews	2											
Assists												
Totals	7	2	9	9	0	1	5	5	0	0	0	0

Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assembly	1		1			15	41	18				
Business	9	4	10	4	7	11	50	36				
Education K-12			1				1					
Education Pre-School	3	1	1		2	1		1				
Factory						1	1	3				
Mercantile						40	39					
Hazardous / Fireworks												
Institutional		2						1				
Mercantile								28				
Residential		8		1	1	4	2	8				
Adoption / Foster Care	1	3	1		1			1				
Pre-Fire Plan	2	18	15		5	9	1					
Storage	1		1			1	4	3				
Utility Mobile Food Vendors												
Utility Outbuildings												
Vacant Structures			1									
Totals	17	36	31	5	16	82	139	99	0	0	0	0

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Prevention												
Code Interpretations	4	4	1	10	7	1	8	2				
Complaints	1	1	5	1	3		1	2				
Fireworks Exhibitions / Events				3	2	3	3	1				
Knox Box Consults/Maint.	1		4	1	3	3	1	10				
Other							1					
Fire Plan Updates												
Pre-Fire Plan	1											
Property Research	1	6	5	3	1	2	2	9				
Safety Presentations					2		1	2				
Re-inspections		24	3	4	1	3	38					
Background Checks						2		159				
Totals	8	35	18	22	19	14	55	185	0	0	0	0
Public Presentations												
Station Tours												
Truck Visits												
Meetings Attended	5	7		7	3	1	4	1				
School / Seminars Attended	6	6			6	3	10	5				
Birthday Parade / Drive-by												
Community Connection						6						
Safety Presentations		1										
Totals	11	13	0	7	9	4	14	6	0	0	0	0

Honorable City Council
Findlay, OH 45840

August 31, 2021

RE: Ohio Public Works Commission Grant Application
Rector Avenue Waterline Replacement (35710100)

Dear Council Members,

Engineering is preparing to submit the annual grant application to Ohio Public Works Commission (OPWC) for the Washington Avenue Storm Sewer Upgrades (35512100). Along with the Washington Avenue Storm project, we would also like to submit a second project to OPWC in case additional funds are available. The second project we would be like to submit a grant application for, would be a waterline replacement on Rector Avenue. The current waterline on Rector Avenue is needing replaced from Main Street to Bolton Street. This second grant application would give us the possibility of having two projects funded through OPWC.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize City Representatives to execute the necessary grant application(s) and/or agreement(s) to receive the grant funding.

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

Honorable City Council
Findlay, OH 45840

August 31, 2021

RE: Community Development Block Grant Application
Fire STRICT Facility (31994900)

Dear Council Members,

Engineering is working with the Findlay Fire Department to submit an application to the Community Development Block Grant (CDBG), to fund the second phase of the STRICT Facility. The second phase of the STRICT Facility consist of a pre-engineered burn building, which will be installed on the north side of the proposed STRICT Training Center. The burn building is specially designed to reproduce situations that the Fire Department may encounter on a daily basis. With the design of the building, the Fire Department can run a multitude of training scenarios. This CDBG grant application does not require any additional funds as match money.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize City Representatives to execute the necessary grant application(s) and/or agreement(s) to receive the grant funding.

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

Honorable City Council
Findlay, OH 45840

September 1, 2021

RE: Airport Terminal Building Repairs
Project No. 35212900

Dear Council Members,

The Airport Terminal Building has been experiencing multiple roof leaks during rain events, which is damaging interior components. Due to the amount of leaking that they are experiencing, Airport personnel contacted an inspection firm to evaluate the condition of the existing roof. The firm inspected every aspect of the roof system to determine what areas are needing repaired and/ or replace. From the evaluation report (attached to this letter) it was determined that the roofing system on the Terminal Building is failing in multiple aspects, and received an overall rating of failure. To ensure that no additional damage is sustained on the interior of the Terminal Building, it is desired to have the roof completely replaced.

Airport personnel received a quote of \$84,588 from The Garland Company, Inc. to perform the roof replacement. The City is utilizing the US Communities cooperative purchasing program to enter into contract with The Garland Company, Inc. to perform the work. At this time I would like to appropriate funds to replace the Terminal Building roof.

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	\$ 90,000
TO: Airport Terminal Building Repairs Project No. 35212900	\$ 90,000

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



Client Data

Client: City of Findlay Airport



Client Data

Name	City of Findlay Airport		
Address 1	1615 Gray St.		
City	Findlay	State	Ohio
ZIP	45840	Country	United States

Contact Info

Contact Person	Matt McVicker	Title	Airport Director
Mobile Phone:	(419) 704-9803	Office Phone:	(419) 422-4182
Email:	mmcvicker@findlayohio.com		



Facility Summary

Client: City of Findlay Airport

Facility: Airport Terminal



Facility Data

Address 1	1615 Gray St.
City	Findlay
State	Ohio
ZIP	45840
Type of Facility	Municipal
Contact Person	Matt McVicker

Asset Information

Name	Date Installed	Square Footage	Roof Access
Terminal Roof	N/A	3,870	Ladder Needed



Construction Details

Client: City of Findlay Airport

Facility: Airport Terminal

Roof Section: Terminal Roof

Information

Year Installed	N/A	Square Footage	3,870
Slope Dimension	1/8:12	Eave Height	10 ft.
Roof Access	Ladder Needed	System Type	EPDM: Ballasted

Assembly

Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Surfacing	Ballasted	Loose laid	-	12 Lbs/Sq.Ft.
1	Membrane	EPDM	Loose laid	-	45 mil
1	Insulation	Polyisocyanurate	Loose laid	Minimum 12	Tapered Layout: Varies by Area

Details

Perimeter Detail	Raised Metal Edge, Drip Edge
Flashing Material	EPDM, Metal
Drain System	Gutter System

Inventory

Inventory Type	Quantity
Soil Stack	5
Heat Stack	1
Passive Vent	2





Inspection Report

Client: City of Findlay Airport

Facility: Airport Terminal

Report Date: 07/28/2021

Roof Section: Terminal Roof

Inspection Information

Inspection Date	07/28/2021	Core Data	Yes
Inspection Type	Core Analysis	Leakage	Yes
Deck Conditions	N/A		

Flashing Conditions

Perimeter	Failed	Wall	N/A
Projections	Poor	Counterflashing	Poor

Miscellaneous Details

Reglets	N/A	Debris	No
Control Expansion Joints	N/A	Ponding Water	None
Parapet Wall	N/A	Coping Joints	N/A

Perimeter

Rating	Failed
Condition	The roof perimeter has torn away from the edge metal in several areas, leaving the roof insulation exposed to weather. Water is able to enter directly in the building.

Field

Rating	Failed
Condition	The roof field is rated as failed due to the old rubber membrane's deteriorated condition. The rubber has lost its elasticity and cannot handle the heavy ballast rock covering it.

Penetrations

Rating	Poor
Condition	Roof penetrations are rated as poor. New penetration details are required at the time of roof replacement.

Drainage

Rating Fair

Condition The roof drainage is rated as fair due to the roof slope that was created by tapered insulation.

Overall

Rating Failed

Condition The overall condition of the City of Findlay Airport Terminal is rated as failed due to the deteriorated rubber roof membrane throughout the rock covered roof, the deteriorated perimeter edge. The old membrane has broken down over the years and is no longer in a condition to stop water entry and can no longer be properly repaired.



The one story airport terminal roof system overhangs the east and south walls. The highest point on the roof is the east perimeter, with downward slope to to the west.



The west perimeter of the terminal's roof is completed with a gutter. The existing gutter has holes throughout and is missing one of two downspouts. Installation of a new gutter with two (2) downspouts is required at the time of the new roof installation.



Photo 1

This southwest facing view shows the heavily rock covered roof system. The roof system houses three cast iron plumbing vent pipes, one pvc vent, two passive vents, two heat stacks, and several antenna supports. The poor and failed details on each of these roof penetrations require removal and replacement during the roof replacement process.



Photo 2

This view shows one of the cast iron soil stack pipe penetration flashing details. The old rubber pipe boot material is deteriorated and the top edge termination sealant is split and failed.



Photo 3

The perimeter of the roof is in a failed condition due to the aged and deteriorated rubber membrane being under constant strain during the roof expansion and contraction process. As the sheet tries to move during the contraction the heavy ballast rock creates too much restraint, resulting in the rubber tearing apart. This view of the east perimeter shows the torn rubber along the entire metal edge detail.



Photo 4

A closer view of the east perimeter shows how badly the rubber has been torn. The light area being pointed to is the roofs polyiso insulation. These large holes have created large areas for rain to enter directly into the facility's ceiling.



Figure 1

Multiple roof core cuts determined that the roof's 1/8:12 slope (east to west) is created by using multiple layers of tapered insulation. Over 8.5" thick insulation was utilized on the east perimeter. This thickness tapers down to 3" on the west edge along the gutter. Although leaks are found throughout the entire roof system, a nuclear moisture test by Len Simkins of Infrared Roofing Technologies indicates the leaks have not saturated the insulation. This will allow for the majority of existing insulation board to be reused as the base layers of the new roof system.



INFRARED | ROOFING | TECHNOLOGIES
"Revealing the Hidden Truth"

Roof Diagnostic Survey For:

City of Findlay

Airport

1615 Grey St., Findlay, OH 45840

Understanding Building Roof Infrared Imagery & Nuclear Surveys

1-6 = Dry, 7 & Above = Wet

During the day the sun radiates energy, and heats up the roof.

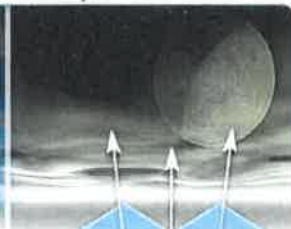


DRY INSULATION

DRY INSULATION

WET INSULATION

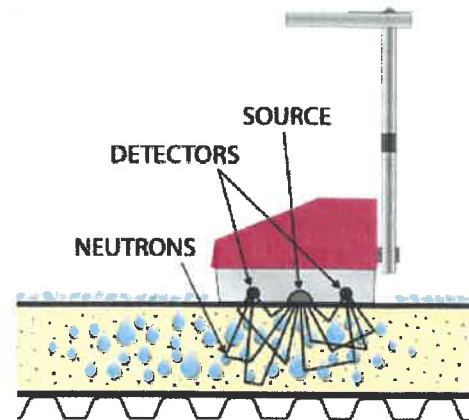
At night the roof radiates the heat back out into the atmosphere.



DRY INSULATION

DRY INSULATION

WET INSULATION



2149 Potter Rd. E.
Traverse City, MI 49696
231.590.9899
www.irtroofing.com



INFRARED | ROOFING | TECHNOLOGIES
"Revealing the Hidden Truth"

Understanding Nuclear Surveys

A nuclear roof moisture survey is the only effective method for locating areas of wet insulation within a ballasted roof system or multi-layered roof assembly. A nuclear gauge is used to detect varying levels of hydrogen ions within the roof system, with hydrogen being most abundant in wet materials. Readings are taken in conjunction with physical sampling to determine a baseline reading for dry materials. Typically readings are taken on a 10'x10' grid pattern and transferred to a scaled roof plan showing a visual representation of the wet areas. Readings over the dry baseline benchmark indicate damp to wet materials, with moisture content increasing with higher readings.

Inspector: Len Simkins

Phone: (231) 590-9899

This report provides the inspector's opinion of the condition of the elements inspected. The findings are based on a limited time/scope inspection performed according to the terms of Infrared Roofing Technologies and in a manner consistent with property inspection industry standards. The inspection is limited to readily accessible systems or components of the property. No guarantees are implied with respect to future deficiencies or conditions. No engineering, geological, design, environmental, biological, health related or code compliance evaluations of the property were performed. The information in this report was prepared exclusively for the named client and/or their authorized representative. The report, including supplemental information and addenda should be reviewed in its entirety.

Comments: Overall the roof was dry which is detailed in the report. I would recommend regularly cleaning your drains and removing the debris off the roof itself. Thank you for allowing Infrared Roofing Technologies to perform a Nuclear inspection of your facility. If you have any questions please do not hesitate to call or e-mail me.

Thanks again - Len Simkins

RSO & Level 2 Thermographer

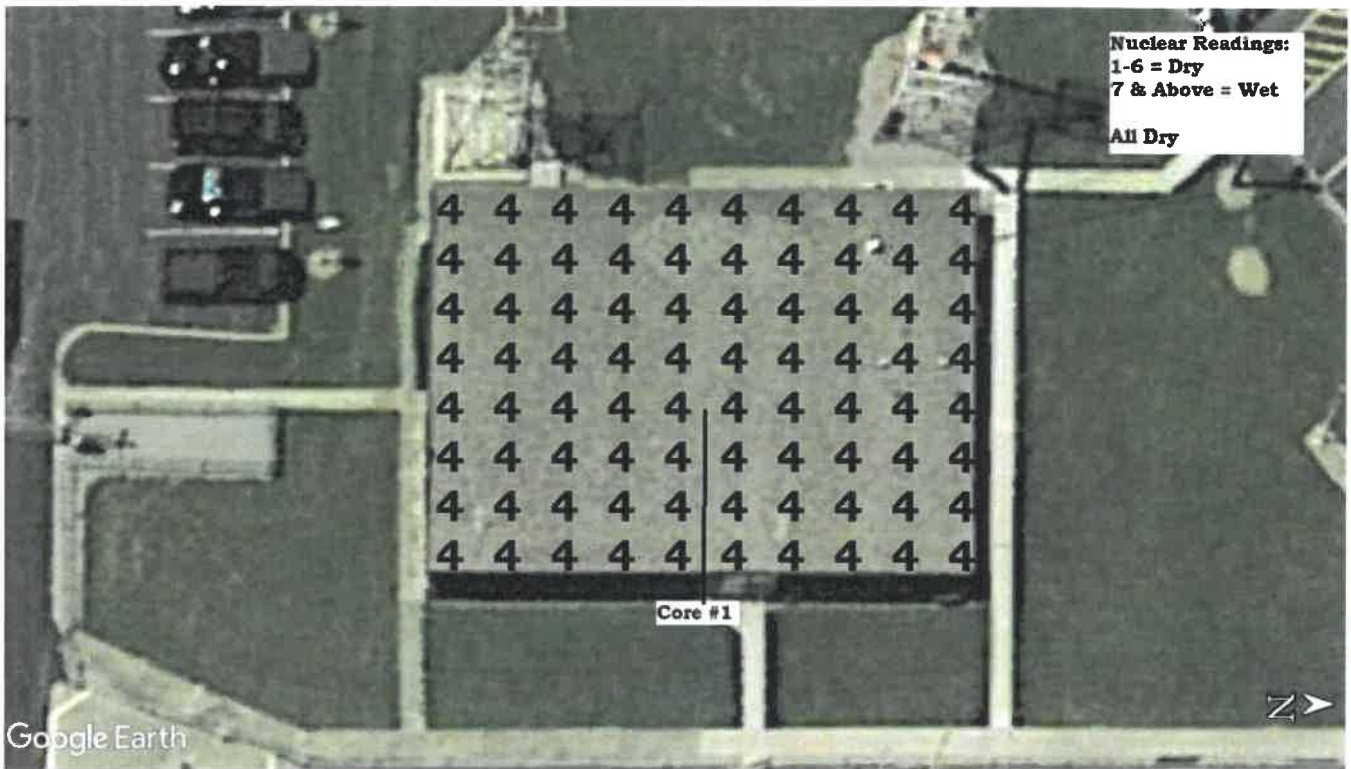
2149 Potter Rd. E.
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231.590.9899
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Nuclear Map



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www.irtroofing.com

IRT

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Overview Photos



2149 Potter Rd. E.
Traverse City, MI 49696
231.590.9899
www.irtroofing.com

IRT

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Overview Photos



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231.590.9899
www.irtroofing.com



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Core Report

Core #1 – Metal Deck, 3" EPS, 2" ISO, Ballasted EPDM - Dry



2149 Potter Rd. E.
Traverse City, MI 49696
231.590.9899
www.irtroofing.com

Honorable City Council
Findlay, OH 45840

September 1, 2021

RE: Tuck-pointing Brickwork on Municipal Building

Dear Council Members,

The City of Findlay Municipal Building is needing tuck-pointing repairs on various brick face locations. Due to the amount of work, and/or scheduling conflicts building maintenance is having problems finding a contractor to complete the tuck-pointing work. The City has reached out to George Masonry Restoration to provide a quote for the repairs, as well as their availability to perform the work. George Masonry Restoration's quote came in just below \$15,000 and they ensured us that they can complete the work this year. George Masonry Restoration services have been used by Parks Maintenance this year, and those repairs combined with the Municipal Building, George Masonry Restoration will be over the \$50,000 threshold for advertising and bidding requirements.

With winter right around the corner, it is in the best interest of the City to have the tuck-pointing work completed this year. The City has exhausted all other possibilities and it is desired to have George Masonry Restoration perform the tuck-pointing repairs. For these reasons I am requesting Council to waive the advertising and bidding requirements so that we can enter into a contract with George Masonry Restoration to perform the tuck-pointing repairs on the Municipal Building.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service-Safety Director, and/or Engineer to enter into a contract with George Masonry Restoration for tuck-pointing repairs on the Municipal Building, waiving all formal advertising and bidding requirements and declaring an emergency.

Sincerely,



Jeremy Kalb
City Engineer

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

TRAFFIC COMMISSION

City of Findlay
August 16, 2021

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Service-Safety Director Rob Martin, City Engineer Jeremy Kalb, Fire Chief Josh Eberle, Councilman Jim Slough.

STAFF PRESENT: Matt Stoffel, Public Works Superintendent; Kathy Launder, City Clerk.

GUESTS PRESENT: Lisbeth Haas, Elizabeth Clark, Mark Haas, Mike Martien, Findlay-Hancock County Public Library

OLD BUSINESS

1. Request of Michelle Komyanek, 734 Third Street, for speed limit sign and/or no thru traffic sign to help limit speed of traffic and unnecessary truck traffic.

6/21/2021

Discussion ensued regarding the actual amount of traffic that travels on Leisure Avenue. Chief Eberle suggested that we place traffic counters out on Leisure Avenue to determine actual number of vehicles and the rate of speed of vehicles traveling on Leisure Avenue.

Motion to table request until results come back from traffic counts, by Kalb, second by Chief Ring. Motion passed 5-0.

7/19/2021

Item remains tabled.

8/16/2021

Item remains tabled.

NEW BUSINESS

1. Request of Mark Haas for a four-way stop at the intersection of Bristol Drive and Greendale Avenue to slow traffic on Greendale.

Mark Haas stated that there is a large amount of traffic speeding down Greendale Avenue. He is requesting that a three-way stop be implemented at the intersection of Greendale Avenue and Bristol Drive to help slow traffic. Kalb stated that stop signs are not designed as speed control devices. In the past, we have done extra police patrol in the area or added additional speed limit signs to help control speeding traffic. Chief Eberle likes the idea of a stop sign. There is a potential issue of placement of the stop signs. Director Martin asked if additional speed limit signs would help. Kalb stated that we need to do some additional investigation if stop signs are feasible at this intersection due to location of driveways, need to take some measurements. Stoffel stated that he can place the portable digital speed limit signs out to gather data regarding speed and number of vehicles. Stoffel stated he will put the signs out for the next two weeks to gather data. Director Martin stated that after we gather this data, we can look at alternatives available.

Motion to table request by Kalb, second by Councilman Slough. Motion passed 4-0.

2. Request of Findlay-Hancock County Public Library to change three parking spaces in front of library on Broadway Street to Curbside Pickup Only during library hours and remove the 10-minute parking space(s).

Mike Martien stated that during the height of the pandemic in 2020, the Library had requested through an Event Permit to designate three parking spaces in front of the Library on Broadway

Street as Curbside Pickup Only. The curbside pickup service has become very popular and will become a permanent service of the Library. The Library is now requesting that these three parking spaces designated for Curbside Pickup Only become permanent and remove the 10 minute drop off parking space that is currently there.

Motion to designate three parking spaces in front of Findlay-Hancock County Public Library on Broadway Street as curbside pickup only during Library hours and remove the 10 minute parking space designated for book drop off within these three curbside parking spaces, by Chief Eberle, second by Kalb. Motion passed 4-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on August 16, 2021, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kathy K. Launder".

Kathy K. Launder
City Clerk



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

Rob Martin BSN, MBA
Service-Safety Director

September 1, 2021

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

Due to the high volume of Jet Fuel sales at the Findlay Airport, we are asking for an additional appropriation of \$75,000 to supplement the airport's budget through year end. These additional funds allow for the airport to continue buying fuel for resale. Higher than usual cargo operations at the airport have driven the need to have adequate Jet Fuel volume on hand to ensure they meet the demand.

An appropriation is respectfully requested as follows:

FROM:	General Fund	\$75,000.00
TO:	Airport Fund	\$75,000.00
FROM:	Airport Fund	\$75,000.00
TO:	Airport 25010000-other	\$75,000.00

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,

A blue ink signature of Rob Martin, the Service-Safety Director.

Rob Martin
Service-Safety Director

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

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

September 3, 2021

Honorable Council:

Attached are the Findlay Police Department activity stats for August 2021.

Sincerely,



Robert K. Ring
Chief of Police

FINDLAY POLICE DEPARTMENT

Monthly Activities Report - 2021

Category	2021		JAN Total	FEB Total	MAR Total	APR Total	MAY Total	JUN Total	JUL Total	AUG Total	SEP Total	OCT Total	NOV Total	DEC Total
	Total	Avg												
Detective Division														
City (Law Director)	768	96.00	99	62	67	91	108	118	109	114				
County	343	42.88	41	38	25	45	56	40	47	51				
Juvenile	54	6.75	9	4	10	9	4	7	7	4				

Vice Narcotics/Metric														
Narcotics Investigation	77	9.63	15	0	14	8	10	7	14	9				
Felony														
Arrests	55	6.88	3	6	7	12	9	5	4	9				
Charges	109	13.63	5	13	13	21	22	9	6	20				
Misdemeanor														
Arrests	1	0.13	0	1	0	0	0	0	0	0				
Charges	0	0.00	0	0	0	0	0	0	0	0				
Drug Talks	1	0.14	0	0	0	0	0	0	1	0				

Patrol Division														
Traffic Stops	3,570	446.25	644	441	442	336	346	338	512	511				
Citations	1,812	226.50	212	193	295	173	241	202	242	254				
OVI	133	16.63	16	10	22	12	20	13	24	16				
Accidents														
Non-Injury	551	68.88	55	62	85	51	77	71	69	81				
Injury	125	15.63	11	12	20	11	21	16	14	20				
Complaints														
Homicide	0	0.00	0	0	0	0	0	0	0	0				
Robbery	4	0.50	0	0	0	0	1	1	0	2				
Assault	339	42.38	32	33	41	50	40	45	56	42				
Sex Offenses	79	9.88	5	12	10	21	10	6	6	9				
Unlawful Entry	68	8.50	8	0	14	7	11	8	14	6				
Theft/Fraud/Shoplifting	773	96.63	106	78	122	107	87	93	86	94				
Motor Vehicle Theft	51	5.57	3	3	7	11	5	8	12	2				
Arson	2	0.29	1	0	0	0	1	0	0	0				
Criminal Damage/Vandalism	169	21.13	26	6	25	16	31	33	19	13				
Domestic Dispute	513	64.13	60	61	73	64	76	71	60	48				
Alcohol/Drug	441	55.13	40	37	44	53	58	61	81	67				
Warrants Served	819	102.38	93	76	91	99	74	121	105	160				
Arrests	1,419	177.38	163	148	182	175	169	191	184	207				
Reports Generated	20,989	2623.63	2,489	2,344	2,701	2,550	2,712	2,644	2,872	2,677				
School Walk Thru/Public Relation	225	28.13	11	33	54	50	44	1	2	30				

Special Assignment Unit														
Events	0	0.00	0	0	0	0	0	0	0	0				
Arrests	0	0.00	0	0	0	0	0	0	0	0				
Traffic Citations	0	0.00	0	0	0	0	0	0	0	0				
Traffic Warning	0	0.00	0	0	0	0	0	0	0	0				
OVI	0	0.00	0	0	0	0	0	0	0	0				
Minor Misdemeanor Citations	0	0.00	0	0	0	0	0	0	0	0				
Warrants Served	0	0.00	0	0	0	0	0	0	0	0				
Alcohol/Drug Offenses	0	0.00	0	0	0	0	0	0	0	0				
Weapons Offenses	0	0.00	0	0	0	0	0	0	0	0				
Cases Referred for Charges	0	0.00	0	0	0	0	0	0	0	0				
Surveillance Details	0	0.00	0	0	0	0	0	0	0	0				
Assists to other PD Divisions	0	0.00	0	0	0	0	0	0	0	0				

Municipal Court														
Papers Processed	2,094	261.75	203	244	287	271	235	277	298	279				
Paper Service Hours	924	115.50	103	115	125	122	115	124	105	115				
Security Hours	436	54.50	61	49	53	52	54	54	59	54				
Prisoners To/From Court	1	0.13	1	0	0	0	0	0	0	0				
Miles Driven	6,110	763.75	620	769	926	726	798	895	766	610				
Summons	576	72.00	68	79	87	61	77	57	71	76				
Overtime Hours	4	0.50	0	1	2	0	0	0	1	0				

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:

- Rob Martin (SSD)
-
-
-

Guests:

Meeting Start Time: 6:00 PM
Meeting End Time: 6:35 PM

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

1. Continue RFP discussions

Adjournment



Jeff Wobser, Strategic Planning Committee Chair

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

The **STRATEGIC PLANNING COMMITTEE** met on August 17, 2021 to continue Request for Proposals (RFP) discussions.

We recommend: *That council approve The RFP as submitted.*

Aye Nay



Jeff Wobser, Chairman

Aye Nay

Absent

Dennis Hellmann

Aye Nay



Joshua Palmer

LEGISLATION: _____

Aye Nay



Grant Russel

DATE: August 17, 2021


Aye Nay



Tom Shindlecker

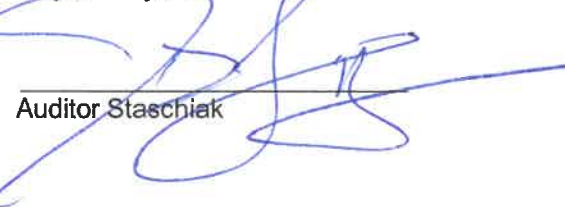
COMMITTEE: STRATEGIC PLANNING

Aye Nay



Mayor Muryn

Aye Nay



Auditor Staschiak



City of Findlay Strategic Plan Request for Proposals August 2021

Introduction

In the Spring of 2021, the City of Findlay, Ohio (City) invited firms to submit qualifications to conduct a city-wide Strategic Planning process. Ten (10) firms submitted responses and were reviewed by the City of Findlay City Council Strategic Planning Committee. Following review of the responses, four (4) firms are requested to submit a proposal to partner with the City along with various community members, business leaders, local school districts, and other community organizations to prepare a comprehensive Council Driven Strategic Plan.

The City of Findlay government is proud of the rich history and vibrant community we have today and hopes that this process will yield outcomes that can be utilized to guide city government decision making and set a clear vision for the community at large for decades to come.

The following document includes:

- Introduction
- Project Description
- Scope of Work and Deliverables
- Schedule
- Response Format
- Submissions
- Evaluation Criteria
- Other Requirements
- Appendices

Project Description

The City of Findlay is looking for a team with sufficient experience to work effectively in a collaborative framework with City Employees, the public, business and industry representatives, service clubs, non-profit organizations, school districts, and city elected officials. The process must include extensive and sustained public involvement activities, including innovative outreach efforts through various approaches toward the goal of engaging a broad and deep cross section of the community. The City is looking for a blend of involvement and collaborative approaches that will engage all community members, including those that typically are not engaged in civic or community dialogue. It is the expectation that the selected firm, in coordination with the Strategic Planning Committee, will be responsible for all project management and material development. The selected firm will also be the lead facilitator of all outreach.

In addition to the items listed below, it is important that the selected firm establish and sustain credibility with citizens and decision-makers. It is also essential that the selected team have the ability to:

- Reference, as appropriate, previously completed studies, plans, and goals;
- Make recommendations that are financially feasible and legally permissible within the City's statutory requirements under the Ohio Revised Code;
- Develop customized strategies that will be effective within the political and social environment of the community;
- Review and evaluate the process and outcomes with current and upcoming planning efforts and decision-making

processes among a variety of organizations within the community;

- Effectively facilitate and carry out a variety of public outreach methods and activities;
- Use a variety of media, activities, and methods to capture, focus, and engage citizens, and decision makers; and
- Develop and manage the process to achieve outcomes that are representative of the entire community.

Scope of Work and Deliverables

The firm will be expected to produce the following products and outcomes and to provide these and other services:

- **Develop a compilation document** that brings together the entire strategic planning process, review of current state, analysis, recommendations, etc. This document should be in a format in which it can be publicly shared and adopted by City Council and affirmed by the Mayor.
- **Identify and recommend** strategies, policies, projects, etc. with a short, mid, and long-term perspective, inclusive of financial, capital, and directional components.
- **Develop an Action Plan.** The Action Plan should contain strategies that would set a direction and general guidance for implementing one or more of the elements identified through the strategic planning process. Each strategy would have at least one action that supports the implementation of the strategy. The action plan should be logically structured to include a description of the action, recommended responsible party, potential partners for implementation, potential timeframes, potential funding opportunities, and priorities for implementation. Priority should be given to action items that the City of Findlay has direct leadership in, while also utilizing this opportunity to identify other key opportunities within the community as a whole.
- **Maintenance of Strategic Plan.** Recommend processes and timeframes to maintain and ensure the resulting plan is a living, actionable document.
- **Analysis and Findings.** Perform an analysis of current state, emerging, and projected trends and evaluate potential impacts, constraints, and opportunities.
- **Develop a Communications and Outreach Plan.** Develop a plan to engage, involve, and collaborate directly with the public. The plan should include innovative or other effective means to engage community members that do not normally participate and a website for regular communication. Work with City Council, City staff, the Strategic Planning Committee, and other stakeholders to develop key messages, implement media-related strategies, and refine or reframe those, if necessary. Advise City staff regarding media relations and other key activities.
- **Effective Collaboration and Project Management.** Produce the final products and accomplish the project objectives and outcomes with close interaction with City Council and the Strategic Planning Committee. Attend meetings, develop materials, make presentations and produce reports and other documents of key activities and findings. Provide regular communications to all key stakeholders including appointed and elected officials, community groups, and the general public. Design, manage, and implement public involvement and outreach strategies and revise these if necessary to meet project objectives and achieve outcomes. Facilitate a variety of community events. Provide other consulting services relating to the Scope of Work, such as meeting facilitation and management, technical analysis, synthesizing information, and project management.
- **Compile Community Principles** that provide an overall foundation for the City organization and can garner community support.

- **Develop Goals, Policies, and Processes**, where appropriate, that the City of Findlay Administration and City Council may utilize as guidance for future decision making.
- **Identify and Prepare the Core Values or Core Values Statement for the City Government.** A “core values” statement or core values would be one of the intended outcomes of the Communication and Outreach Plans. This piece should include an accompanying narrative explaining its development and other relevant information that can serve to deepen understanding and create lasting value.
- **Develop the Vision and Mission Statement for the City Government.** Based upon the Core Values Statement, a Vision and Mission Statement would be developed.
- **Other items** as deemed appropriate by the City of Findlay Strategic Planning Committee.

Note: In addition to the items listed above, all data, analysis, multi-media materials, master copies (hard and digital) of final products, and all other relevant documentation shall be provided to the City for project files.

Schedule

Below is a tentative schedule related to the review and selection of firm.

- **Friday, September 10, 2021:** Send Request for Proposals to selected firms
- **Wednesday, September 15, 2021:** Hold scheduled pre-bid meeting (*Virtual*)
- **Friday, October 1, 2021:** RFP Responses due to City of Findlay (*See below submission guidelines*)
- **Friday, October 15, 2021:** Presentations from firms completed by
- **Tuesday, October 19, 2021:** Strategic Planning Committee will meet to select the firm
- **Wednesday, October 20, 2021:** Firm notified

Response Format

To be considered, a completed response must be submitted on time and must address each of the following items listed in this section. The firms’ response shall be limited to 30 pages (excluding covers and blank dividers and appendices) and a text font of 12-point or larger. Formatting to provide visual interest and flow of document is excluded from these formatting restrictions. Maps, resumes, and professional references accompanying responses as attached appendices will not be counted as part of the 30-page limit.

- Past Involvement with Similar Projects & References
- Project Specific Approach & Workplan
- Fee Proposal
- Point of Contact: Include the name, phone number, and email address of person(s) in your organization authorized to execute the Scope of Services with the City
- Appendices

All firms will be required to complete a 30 minute in person presentation, excluding question and answer, to the Strategic Planning Committee following submission of their proposal and prior to a firm being selected.

Submissions

Completed responses should be addressed to Findlay City Council Strategic Planning Committee, c/o Mayor Christina Muryn at 318 Dorney Plaza, Rm 310, Findlay, OH 45840. Electronic copies should also be sent to Strategic-

Planning@findlayohio.com. Responses must arrive at these addresses no later than 5:00 PM Eastern Time, Friday, October 8, 2021.

Interested firms shall submit seven (7) hard copies of their response including a contract for legal review and committee consideration and one digital copy of all submitted materials. The City of Findlay reserves the right to request additional information following a review of the initial submission. The City of Findlay may retain other firms to assist in the review of any aspects of the response.

Any substantive changes to the RFP will be conveyed in writing to all selected firms.

Any responses received after the requested time or date will not be opened and shall not be considered.

By issuing this RFP, the City of Findlay is not committing itself to award a contract or pay any costs incurred in the preparation of responses. The City further reserves the right to accept or reject any or all responses received, to waive formalities, and/or to cancel the RFP in part or in its entirety if it is in the best interest of the City.

Responses to this RFP will be subject to all applicable open records laws. Further, the names of the responding firms shall be released to the public following the submission date and time.

Evaluation Criteria

The following criteria will be used by the City Council's Strategic Planning Committee to evaluate qualification submissions:

1. **Project Specific Approach and Workplan** (Including tentative project timeline): A detailed work plan is to be presented that lists all tasks determined to be necessary to accomplish the scope of work. The work plan shall define resources needed for each task (title and individual person hours) and the respondent's staff person(s) who will complete the project task. In addition, the work plan shall include a timeline depicting the sequence and duration of tasks showing how the work will be organized and executed.
 - a. The work plan shall specifically address each of the following areas: (1) outreach, (2) strategic planning, and (3) change management.
 - b. The work plan must identify information the Respondent will need from City staff in order to complete the project. Include estimated time and resource commitment from City staff.
 - c. The work plan shall include any other information that the Respondent believes to be pertinent, but not specifically asked for elsewhere.
 - d. The work plan should include proposed steps, if any, to expedite completion of the project. This will be given due consideration during evaluation of proposals.
2. **Past Involvement with Similar Projects and References:** The written proposal must include a list of specific experience in group facilitation and training and indicate proven ability in implementing similar projects by the respondent and the individuals to be involved in the project. A list of three (3) client references must be provided for similar projects recently completed. It shall include the firm/agency name, address, telephone number, project title, and contact person.
3. **Project Scope Understanding and Responsiveness:** A clear understanding of the nature and scope of the Strategic Planning RFP and the types of services needed to prepare an actionable and living strategic plan.
4. **Fee Proposal:** Fee quotations are to include the names, title, hourly rates, and any other details, including hours of effort for each team member by task and sub-task, by which the overall and project element costs have been

derived. The fee quotation is to relate in detail to each item of the proposed work plan. Respondents shall be capable of justifying the details of the fee proposal relative to personnel costs, material, and time. The fee proposed must include the total estimated cost for the project when it is 100% complete.

Evaluation Criteria	Points
Project Specific Approach and Work Plan	35
Past Involvement with Similar Projects and References	30
Project Scope Understanding and Responsiveness	20
Fees	10
Discretionary Score	5
Total	100

Other Requirements

All facts and opinions stated within this RFP and all supporting documents and data are based on information available from a variety of sources. No representation or warranty is made with respect thereto.

The City reserves the right to modify the selection process or other aspects of this RFP at its sole discretion. All firms that have requested the RFP will be notified of modifications, as applicable.

The City reserves the right to accept a firm's response even if it does not contain all the information in response to this RFP. The City also reserves the right to reject without cause all responses to this RFP. The City reserves the right to reject, or request replacement of, individual team members or firms comprising a team.

The City of Findlay will not be liable in any way for any costs incurred by respondents in replying to this RFP.

Governing Law: This agreement shall be governed by and construed in accordance with the substantive laws of the State of Ohio, without regard to principle of conflict of laws that would require application of the laws of any other jurisdiction. By responding to this Request for Proposals, the parties agree to abide by all federal, state, and local rules unless otherwise waived by the City of Findlay.

Non-Discrimination: The City of Findlay requires all contractors and offerors doing business with the City not to discriminate against anyone on the basis of race, age, color, religion, gender, ancestry, national origin, marital status, mental or physical disability unrelated to ability, familial status, or sexual orientation.

REFERENCE CHECK

Name of Firm: _____

Project Referenced: _____

Owner: _____ Contact Person: _____

Fax No: _____ E-mail Address: _____

What services did the firm provide? (Testing, project development, design, construction inspection, etc.)

When was project started and completed? _____

Firm's representative you worked with most closely _____

	Poor (1 pt)	Fair (2 pt)	Good (3 pt)	Excellent (4 pt)	Superior (5 pt)
Please rate the overall quality of work/design performed by the firm, considering plan errors and omissions as an indicator					
Please rate the technical innovation shown by the firm in the design of the project					
Please rate the firm's performance in terms of meeting schedules and deadlines					
Please rate the firm's performance in terms of controlling costs and adhering to the budget					
Please rate the firm's overall attitude and ability to communicate and work cooperatively with owner					

General comments: _____



Committee Members:

- James Niemeyer, Ward 6 – committee Chair
- Bud Haas, Ward 1
- Randy Greeno, Ward 5
-
-

Staff:

Jeremy Kralc
Robert MARTIN

Meeting Start Time: 6:30 PM

Guests:

NONE

Meeting End Time: 6:48 PM

Agenda:

Call to Order

Roll Call

New Items

1. E. Lima Street – removal of 2-hour parking restriction request
2. W. Crawford Street – removal of 2-hour parking restriction in the 300 block request

Adjournment

James Niemeyer
James Niemeyer, Streets, Sidewalks & Parking Committee Chair

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **STREETS, SIDEWALKS & PARKING COMMITTEE** met on August 17, 2021 to discuss a request to remove the 2-hour parking restriction on East Lima Street.

We recommend

*Randy Greeno recommended take down 2 hr. parking signs on south side of East Lima St. Take down the one no parking sign on south side of Lima St. Keep no parking signs far site distance from intersections.
2nd by Jim Niemeyer*

Aye Nay *James Niemeyer 2nd*
James Niemeyer, Chairman

Aye Nay *ABSENT*
Bud Haas

Aye Nay *Randy Greeno motion*
Randy Greeno

STREETS, SIDEWALKS & PARKING COMMITTEE

LEGISLATION: _____

DATED: August 17, 2021

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **STREETS, SIDEWALKS & PARKING COMMITTEE** met on August 17, 2021 to discuss a request to remove the 2-hour parking restriction on West Crawford Street.

We recommend

Removing the 2 hr. parking signs on south side of west Crawford St from Liberty to South West St.

Aye Nay

James Niemeyer 2nd
James Niemeyer, Chairman

Aye Nay

ABSENT
Bud Haas

Aye Nay

Randy Greeno 1st met from
Randy Greeno

**STREETS, SIDEWALKS & PARKING
COMMITTEE**

LEGISLATION: _____

DATED: August 17, 2021



Committee Members:

- Randy Greeno, Ward 5 – Committee Chair
- Joshua Palmer, Ward 7
- Grant Russel, at-large

Staff:

- Tammy Kirkpatrick, Billing Supervisor
- Jason Phillips, Water Treatment & Distribution Superintendent
- Dave Beach, WPCO Superintendent
- Jeremy Kalb, City Engineer
- Rob Martin

Meeting Start Time: 5:00

Meeting End Time: 5:57

Guests:

Matt Cordonnier
Lindsay Summit

Agenda:

Call to Order

Roll Call

New Items

1. tap and permit fees for Bluebonnet/Bittersweet

Adjournment


Randy Greeno, Water & Sewer Committee Chair

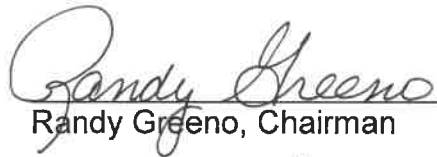
COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on September 1, 2021 to discuss fee waivers for Bluebonnet Drive and Bittersweet Drive.

We recommend to wave tap fees for all current property owners within 5 years from the project completion.

Aye Nay


Randy Greeno, Chairman

LEGISLATION: _____

Aye Nay


Josh Palmer

DATED: September 1, 2021

Aye Nay


Grant Russel

COMMITTEE:
WATER & SEWER

Committee Members:

- Randy Greeno, Ward 5 – Committee Chair
- Joshua Palmer, Ward 7
- Grant Russel, at-large

Staff:

- Rob Martin, Safety Service Director
- Jeremy Kalb, City Engineer
- Jason Phillips, Water Treatment Superintendent
- Matt Cordonnier, Hancock Regional Planning

Meeting Start Time: 5:00 p.m.**Meeting End Time:** 5:57 p.m.**Guests:**

- Lindsay Summit, Hancock Public Health

Agenda:

Call to Order

Roll Call

New Items

1. Waiving of Sanitary Sewer Tap Fees for Residences of Bittersweet & Bluebonnet

- Confirmed that there are 41 households in total per Lindsay Summit
- Councilman Russel asked if Habitat for Humanity fees are waived, and it was confirmed that they are waived by a vote of Council
- Russel asked about the purpose of tap fee
 - Jason Phillips said tap fees cover our costs to install the tap
 - Jeremy Kalb said tap fees also include impact fees
 - The actual tap is completed by a contractor; the city inspects; inspection costs are minor
 - Tap fee for this area is approximately \$900
 - total costs being discussed is approximately \$36,900
- Russel explained that he has mixed feelings about waiving the fees
 - Has talked to numerous people who have septic systems, and none were aware of any requirements to report system status to the Health Department or the Ohio EPA
 - Has talked to numerous realtors who expressed mixed opinions about how septic systems are managed and what the requirements are with the Health Department
 - This leads him to conclude that most homeowners, through no fault of their own, are unaware of any reporting requirements and as a result, that Health Department records cannot be relied on up to determine if a homeowner is playing by the rules
 -
- Matt Cordonnier talked about the WPCLF – Septic Replacement Program
 - Intended to replace failing septic systems
 - HRPC manages the grant process on behalf of the Health Department
 - Has income requirements with less money for higher incomes

- grant pays for abandonment, hook-up costs and fees
- 50% of the grant for hook-up fees
- six residents in the Bittersweet / Bluebonnet area applied for the grant; five were approved; 4 @ 85%, 1 @ 50%
- a pamphlet explaining the program shared; it was included in the Health Departments letter to residents
- Cordonnier recommends it be included in all mailings to residents about this project
- Councilman Greeno agrees with Councilman Russel's sentiments
 - The City and Health Department did a poor job communicating to citizens; this must be improved upon before the next sewer extension is considered
 - He does not have a problem waiving the fees
- Councilman Palmer is on same page with Councilman Greeno
 - Favors waiving the fees
 - Emphasized the need to dramatically improve communications
- Russel asked how future sewer extension request will be different from this one with his concern that we will once again be waiving tap fees.
 - Cordonnier emphasized the need to give advanced notice as soon as a potential extension is under consideration
 - Rob Martin said that the township trustees should be involved in the conversations
 - Russel asked if we should only consider extension requests from Township Trustees vs. individuals.
 - Kalb asked countered that the requests might come from Health Department because they should have a good idea where septic systems are failing
 - Kalb wondered if we could treat these extensions in a similar manner as water line extension projects with rotary fees
 - Russel expressed doubts that such a plan would ever get any takers due to costs
 - Martin said that we need to consider this because we will certainly get sewer extension requests again in the future
- Phillips asked what the current process is for the Health Department when a citizen contacts them with a failing septic system?
 - Summit said that they look for how close the property is to existing sanitary sewers and if it is close, they try to pursue that option. In cases where they are not close to sanitary, then the Health Department works with the citizen to install new septic systems
- Phillips asked how a septic system is deemed to have failed?
 - Summit said that it depends upon type of system; there are many variables
 - For the systems in the Bittersweet / Bluebonnet area, that if the motors have failed the system would be deemed as to having failed. The Health Department would insist that the motor not be replaced and instead require that investment be made into tapping into the new sewer line.

- Summit said that typical septic system costs are \$12-15k; the Health Department recently had one at \$38k but many unique factors, include the type of system made this an outlier.
 - Septic systems must be abandoned after tapping to a sewer line. This requires an abandonment permit costing \$30, and the Health Department would then perform an inspection.
- Russel asked the Committee if a tap fee waiver should be provided to property owners that are awarded a grant?
 - The consensus was to waive fees for all property owners in the Bittersweet / Bluebonnet area, regardless grant status
- Russel asked the Committee if the tap fee waiver is for current property owners or if it would be transferable with a sale to new owner?
 - There was agreement that it is only for property owners at the time the project is considered complete.
 - The waiver is being offered because of the miscommunication with the project. Future property owners would not be recipients of that communications.
- Summit offered the Birchaven extension project as an example of an extension project
 - The Health Department evaluated which residents would be close enough to the extension to tap into it. They contacted those residents and inspected their septic systems, many of which were in poor shape. They had advanced notice of the extension and were able to make appropriate plans.
- Greeno asked for confirmation that multiple one-year extensions are available if the property owner provides proof of a properly functioning septic system?
 - Summit confirmed that this was the agreement made between the Board of Health and the Mayor
- Phillips mentioned that the EPA can force an extension of sewer lines; he knows this from personal experience at a previous employer.
- There was much conversation on the proper process for future extension requests
 - There is agreement that the Township Trustees should be informed and involved
- Motion:
 - Recommend that Council waive tap fees for all current property owners with a 5-year time limit on the waiver from the time of project completion
 - Motion Palmer; Second Greeno
 - Motion passed (3-0)

Adjournment

Randy Greeno

Randy Greeno, Water & Sewer Committee Chair

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
SEPTEMBER 7, 2021**

ORDINANCE NO. 2021-071 (*collect taxes for Jenera*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH VILLAGE OF JENERA FOR SERVICES TO ADMINISTER, ENFORCE, AND COLLECT TAXES LEVIED BY JENERA UNDER THEIR VILLAGE INCOME TAX ON CERTAIN INCOMES OF RESIDENTS, NON-RESIDENTS, NET PROFIT OF RESIDENTS, AND NET PROFITS OF NON-RESIDENT BUSINESS ENTITIES IN ACCORDANCE WITH SAID VILLAGE INCOME TAX ORDINANCE, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-075 (*sewer truck/administration roof*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING, AND ENTER INTO AN AGREEMENT WITH HAROLD E. SHUCK, INC., FOR REPAIRS ON THE CITY OF FINDLAY WATER POLLUTION CONTROL CENTER ROOFS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-077 (*FEMA grants – benching area*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ACCEPT PERMANENT OWNERSHIP OF THREE (3) PROPERTIES, TOTALING SEVENTY (7) PARCELS, FROM THE HANCOCK COUNTY BOARD OF COUNTY COMMISSIONERS AS ACQUIRED UNDER FEMA FMA FY14 AND FMA FY16 TO THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-078 (*publication of Strategic Planning RFP*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO SUBMIT A REQUEST FOR PROPOSAL (RFP) TO THE FOUR (4) QUALIFYING FIRMS PREVIOUSLY CHOSEN THROUGH THE REQUEST FOR QUALIFICATIONS (RFQ) PROCESS WHO CAN PERFORM THE SERVICES FOR THE CITY OF FINDLAY'S STRATEGIC PLAN PROCESS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-079 (*timekeeping system, advanced scheduling system, and related equipment*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING, AND ENTER INTO AN AGREEMENT(S) WITH TYLER TECHNOLOGY TO ACQUIRE ADDITIONAL SOFTWARE AND EQUIPMENT RELATED TO PAYROLL PROCESSING OF THE CITY OF FINDLAY'S CURRENT TYLER PAYROLL SYSTEM, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2021-083 (*Deer Ridge Mobile Home Park rezone*) **requires three (3) readings** **second 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 THE DEER RIDGE MOBILE HOME PARK) WHICH PREVIOUSLY WAS ZONED "MH MOBILE HOME" TO "M-2 MULTI-FAMILY HIGH DENSITY, WITH THE NORTHEAST CORNER OF 9.66 ACRES BEING ZONED I-1 LIGHT INDUSTRIAL.

ORDINANCE NO. 2021-084 (*812 Tiffin Ave rezone*) **requires three (3) readings** **second 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 812 TIFFIN AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SMALL LOT RESIDENTIAL TO "C1 LOCAL COMMERCIAL DISTRICT".

ORDINANCE NO. 2021-085 (*Coventry Dr vacation*) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE COVENTRY DRIVE VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2021-086 (*property acquisition*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF PROPERTY LOCATED WITHIN THE CITY OF FINDLAY, OHIO LIMITS, AND DECLARING AN EMERGENCY.

City of Findlay

Office of the Director of Law

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Donald J. Rasmussen
Director of Law

SEPTEMBER 7, 2021

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, SEPTEMBER 7, 2021 MEETING.

RESOLUTIONS

- 017-2021 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.
- 018-2021 A RESOLUTION DESIGNATING CERTAIN FINANCIAL INSTITUTIONS AS PUBLIC DEPOSITORIES FOR CITY FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCES

- 2021-087 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE RECTOR AVENUE WATERLINE REPLACEMENT PROJECT NO. 35710100, AND DECLARING AN EMERGENCY.
- 2021-088 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE SECOND PHASE OF THE STRICT FACILITY PROJECT NO. 31994900, AND DECLARING AN EMERGENCY.
- 2021-089 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2021-090 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH GEORGE MASONRY RESTORATION FOR TUCK-POINTING BRICKWORK REPAIRS ON THE CITY OF FINDLAY MUNICIPAL BUILDING, AND DECLARING AN EMERGENCY.
- 2021-091 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)

Revised Code, Secs. 5705.34-5705.35

017-2021

The Council of the **Findlay**, Hancock County, Ohio, met in _____ session
on the _____ day of _____, _____, at the office of _____
with the following members present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax
Budget for the next succeeding fiscal year commencing January 1st, _____; and

WHEREAS, The Budget Commission of Hancock County, Ohio, has certified its action thereon to this
Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by
this Council, and what part thereof is without, and what part within the ten mill tax limitation; therefore
be it

RESOLVED, By the Council of the **City of Findlay**, Hancock County, Ohio, that the amounts and
rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted;
and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax
necessary to be levied within and without the ten mill limitation as follows:

2021 Tax Year
City of Findlay
 2022 Calendar Year

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION
 AND COUNTY AUDITOR'S ESTIMATED TAX RATES

Fund	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column II	Column IV	V	VI
General Fund		2,491,261.75	2.60	
Police Pension		288,937.03	0.30	
Fire Pension		288,937.03	0.30	
Total:		3,069,135.81	3.20	

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

Fund	Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy <small>(Carry to Sch A, Col II)</small>

and be it further

RESOLVED, That the Clerk of this Council be and he is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. _____ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Mr. _____, _____

Adopted the _____ day of _____, _____

Attest: _____ *President of Council*

_____ *Clerk of Council*

CERTIFICATE OF COPY

ORIGINAL ON FILE

The State of Ohio, Hancock County, ss.

I, _____, Clerk of the Council of the **City of Findlay**, within and for said County, and in whose custody the Files and Records of said Council are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original _____

now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, _____

Clerk of Council

No. _____

COUNCIL OF THE CITY OF

Hancock County, Ohio.

**RESOLUTION
ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR.**

(City Council)

Adopted _____, 20__

Clerk of Council.

Filed _____, 20__

County Auditor.

By _____
Deputy.

1. A copy of this Resolution must be certified to the County Auditor before the first day of October in each year, or at such later date as may be approved by the Tax Commissioner.

RESOLUTION NO. 018-2021

A RESOLUTION DESIGNATING CERTAIN FINANCIAL INSTITUTIONS AS PUBLIC DEPOSITORIES FOR CITY FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, applications have been received from local banks to receive and hold the active and interim deposits of the City of Findlay, Ohio and;

WHEREAS, it is now the responsibility of the Council to award deposits to the institutions applying for said deposits.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the active deposits of the City of Findlay, Ohio, be and the same are hereby awarded to the institutions applying for same and that said deposits be placed with these institutions in accordance with the Uniform Depository Act (ORC 135 et seq).

SECTION 2: That the Auditor of the City of Findlay, Ohio, be and he is hereby authorized to enter into depository agreements with various institutions in order to protect the City of Findlay's dollar value afforded under Ohio Law and maintain an excess of one hundred percent (100%) collateralization.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, health, and safety of the inhabitants of the City of Findlay, Ohio and shall take effect and be in force from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2021-087

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION (OPWC) FOR THE RECTOR AVENUE WATERLINE REPLACEMENT PROJECT NO. 35710100, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Mayor, Service-Safety Director and/or the City Engineer of the City of Findlay, Ohio to execute the aforementioned grant application(s) and/or agreement(s) to receive grant funds from the Ohio Public Works Commission (OPWC) for the Rector Avenue Waterline Replacement Project No. 35710100. Said replacement is from Main Street to Bolton Street.

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 Mayor, Service-Safety Director and/or the City Engineer of the City of Findlay be and they are hereby authorized to execute the necessary grant application(s) and/or agreement(s) for Rector Avenue Waterline Replacement Project No. 35710100.

SECTION 2: That the Auditor of the City of Findlay be and he is hereby authorized to execute any and all documents necessary and requisite to obtain and comply with the OPWC grant project.

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 execute the aforementioned grant application(s) and/or sign all necessary agreement(s) in order to receive and utilize grant funding.

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. 2021-088

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) AND/OR AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR THE SECOND PHASE OF THE STRICT FACILITY PROJECT NO. 31994900, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Mayor, Service-Safety Director and/or the City Engineer of the City of Findlay, Ohio to execute the aforementioned grant application(s) and/or agreement(s) to receive grant funds from the Community Development Block Grant (CDBG) program to fund the second phase of the STRICT facility Project No. 31994900, consisting of a pre-engineered burn building to be installed on the north side of the proposed STRICT training center, thus allowing for a multitude of training scenarios.

WHEREAS, said grant funding does not require any City of Findlay matching funds.

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 Mayor, Service-Safety Director and/or the City Engineer of the City of Findlay be and they are hereby authorized to execute the necessary grant application(s) and/or agreement(s) for the Community Development Block Grant (CDBG) program for a burn building to be installed on the proposed STRICT facility training center Project No. 31994900.

SECTION 2: That the Auditor of the City of Findlay be and he is hereby authorized to execute any and all documents necessary and requisite to obtain and comply with the CDBG project.

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 execute the aforementioned grant application(s) and/or sign all necessary agreement(s) in order to receive and utilize grant funding.

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. 2021-089

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 Improvements Restricted Account	\$ 90,000.00
TO:	Airport Terminal Building Repairs <i>Project No. 35212900</i>	\$ 90,000.00

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 the aforementioned Airport Terminal Building repairs 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. 2021-090

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH GEORGE MASONRY RESTORATION FOR TUCK-POINTING BRICKWORK REPAIRS ON THE CITY OF FINDLAY MUNICIPAL BUILDING, AND DECLARING AN EMERGENCY.

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 Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to waive the formal advertising and bidding process pursuant to §735.051 of the Ohio Revised Code and enter into a contract or contracts with George Masonry Restoration for tuck-pointing brickwork repairs on the City of Findlay Municipal Building.

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, it is immediately necessary to authorize said waiving of formal advertising and bidding requirements and enter into a contract(s) so that George Masonry Restoration may provide tuck-pointing brickwork repairs to the City of Findlay Municipal Building, thus this project will exceed the fifty thousand dollar (\$50,000.00) threshold for the same type of work by the same vendor, and so that this project may proceed expeditiously and be completed before the upcoming winter season.

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 _____

ORDINANCE NO. 2021-091

AN ORDINANCE APPROPRIATING FUNDS 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:	General Fund	\$ 75,000.00
TO:	Airport Fund	\$ 75,000.00
FROM:	Airport Fund	\$ 75,000.00
TO:	Airport #25010000-other	\$ 75,000.00

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 the City of Findlay Airport may continue to purchase jet fuel to meet the current demand.

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 _____