

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

APRIL 5, 2022

COUNCIL CHAMBERS

ROLL CALL of 2022-2023 Councilmembers

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ACCEPTANCE/CHANGES TO PREVIOUS PUBLIC HEARING MINUTES/CITY COUNCIL MINUTES:

Acceptance or changes to the March 15, 2022 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS: none

PETITIONS:

Alley vacation request – portion of McLane Drive ROW

Daniel Stone, Van Horn, Hoover & Associates, Inc., on behalf of the petitioner, Stan Richards is requesting a vacation of a portion of an existing road right of way of McLane Drive, the very southern end of the roadway in the cul-de-sac area. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – Technology Drive & Midwest Court

Daniel Stone, Van Horn, Hoover & Associates Inc. on behalf of Fintech Limited & Mardic Investments, Inc. would like to change the zoning of Technology Drive (Lot #11) and Midwest Court (unplatted east of Lot #11) 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.

ORAL COMMUNICATIONS: none

WRITTEN COMMUNICATIONS:

Bill Trame – sidewalk on Melrose Avenue

Bill Trame sent an email to all City Council asking to install a sidewalk on the north side of Melrose Avenue, between the Crawford Station Apartments and the Hancock County Health building because there are numerous residents from many apartment complexes that walk to get groceries and other supplies and there currently is not a sidewalk in that section, forcing pedestrians to walk on the road. The problem is compounded by construction on the south side where the sidewalk is closed for utility work. It is dangerous with so many pedestrians being forced to walk on the road.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Treasurer's Reconciliation Report – February 28, 2022.

Traffic Commission minutes –February 22, 2022.

Fire Chief Eberle – donation from P&A Industries

P&A Industries, 600 Crystal Avenue, provided a cash donation of three hundred forty dollars (\$340.00) to the Fire Department and mentioned it was from an internal fundraiser with no specific directions or restrictions for the donation. The Auditor's Office requested a letter be submitted to City Council for authorization to place this in the Fire Department budget. Legislation to allocate the donation to the Educational Activity line item (332300) of the Fire Department budget to help the community outreach efforts is requested. Ordinance No. 2022-023 was created.

Lizzy Essinger, Grant Administrator, Hancock Regional Planning Commission – CHIP 2022 Program

The Hancock Regional Planning Commission and the Great Lakes Community Action Partnership are applying for the CHIP 2022 Program on behalf of Hancock County in partnership with the City of Findlay. The Community Housing Impact and Preservation (CHIP) 2022 Program will provide \$750,000.00 in grant funding to the community to put towards housing related activities, including emergency home repair and remodeling for low and moderate income persons. Attached is the partnership agreement that is required to be executed between the City and County. In addition to the necessary legal counsel and signatures, a resolution is required to be passed approving the agreement. Legislation authorizing Mayor Muryn to enter a partnership agreement with Hancock County to apply for a combined CHIP application is requested. Ordinance No. 2022-024 was created.

City Planning Commission agenda – April 14, 2022; **minutes** –March 10, 2022.

City Engineer Kalb – second Capital Improvement appropriation of 2022

City Engineer Kalb is requesting to allocate funds for the second Capital Improvement this year for startup money and additional departmental equipment. Legislation authorizing the Service-Safety Director or City Engineer to advertise for bids and enter into contracts, as well as to appropriate and transfer funds as follows is requested. Ordinance No. 2022-025 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 38,000.00
TO:	Police #21012000-other	\$ 38,000.00
FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 360,000.00
TO:	CR 212/CR 236 Widening #32864600	\$ 100,000.00
TO:	HAN-Greenway Trail Phase II PID109009 #31993800	\$ 70,000.00
TO:	Rapid Flashing Beacon at High School #32821300	\$ 15,000.00
TO:	HAN-Interstate and FHS Trails PID115232 #32821400	\$ 20,000.00
TO:	Salt Barn Roof #311921500	\$ 65,000.00
TO:	Cemetery Fence #31921600	\$ 90,000.00
FROM:	Sewer Fund	\$ 40,000.00
TO:	W. Lincoln Street Storm Sewer #35521700	\$ 20,000.00
TO:	Washington Street Storm Upgrades #35512100	\$ 20,000.00

City Engineer Kalb – utility location pickup replacement #25048000

The City of Findlay’s pickup truck that is used for marking out sewer lines has blown an engine and is currently inoperable. The truck was transported to Ford for evaluation where a couple of other mechanical problems were also found. Ford recommends that the truck be totaled and a new truck be purchased. The truck was taken to Northside Auto and Truck Service for a second evaluation with the same outcome. The purchase of a replacement truck is scheduled for 2023. To ensure that the City of Findlay’s Sewer Maintenance Department can operate to full capacity, the purchase of the new truck will need to be move up to 2022. Legislation to appropriate and transfer funds is requested. Ordinance No. 2022-026 was created.

FROM:	Sewer Fund	\$ 50,000.00
TO:	Sewer Maintenance #25048000-other Replace Utility Location Pickup	\$ 50,000.00

City Engineer Kalb – VHF radio system, project no. 31983000

The City of Findlay Police Department is wrapping up the VHR radio project and there is one last item that is needed to complete the project. TSC Communication Inc., the City’s current contractor, will need to extend the existing fiber lines to the north and south water towers. In order to accomplish this, a new underground line will be bored on the edge of the roadway and will also need to cross under a set of railroad tracks. TSC Communications has provided the City of Findlay with a quote ninety-three thousand three hundred seventy-five dollars (\$93,375.00) to complete the work. The quoted price will exceed the original bid specs and is greater than the fifty thousand dollar (\$50,000.00) threshold. Since TSC Communications Inc. is currently working on the VHF Radio project, it is desired to use their services to complete the additional work in order a timely manner. Emergency legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to enter into a contract with TSC Communication Inc., as well as waive formal advertising and bidding requirements is requested. Ordinance No. 2022-027 was created.

City Engineer Kalb - replacement of 2012 ¾ ton pickup truck

As part of Ordinance No. 2022-017, funds were appropriated for the replacement of a 2012 ¾ ton pickup, but was appropriated to the wrong Sewer account and needs to be available in the Water Pollution Control account to ensure everything is tracked properly. Legislation to transfer funds is requested. Resolution No. 011-2022 was created.

FROM:	Sewer Maintenance #25048000-other	\$ 60,000.00
TO:	Water Pollution Control #25061000-other, Replace 2012 ¾ ton pickup truck	\$ 60,000.00

City Engineer Kalb – purchase of five (5) single axle dump trucks

During the March 24, 2022 Appropriations Committee meeting, it was discussed to secure and purchase five (5) single axle dump trucks at their current price. Five (5) dump trucks are scheduled to be purchased in the upcoming years per the ten (10) year Capital Improvement Plan. Inflation of the trucks and equipment is expected to raise eight to nine percent (8-9%) per year over the upcoming years. It is the desire of the City of Findlay to lock in the current price and purchase these trucks prior to any additional inflation. Legislation to appropriate and transfer funds is requested. Ordinance No. 2022-028 was created.

FROM:	General Fund	\$ 955,000.00
TO:	Street Department #22040000-other, Single Axle Dump Trucks	\$ 955,000.00

City Engineer Kalb – downtown recreation area, project no. 31913700

The City of Findlay accepted Request for Qualifications (RFQ) on December 17, 2022 for consultant to develop plans for a park and recreation area within the Phase II Benching of the Blanchard River with Strand & Associates being selected to conduct the design of the Downtown Recreation Area. It could take up to a year to develop the design of the Downtown Recreation Area, therefore, it is desirous to begin the development of the plans as soon as possible in order for the designed topography of the area may be implemented as part of the Phase II Benching Project. Legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to enter into contracts and to appropriate and transfer funds is requested in order for Stand & Associates to get started on the design of the Recreation Area in a timely manner. Ordinance No. 2022-029 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 100,775.00
TO:	Downtown Recreational Area, Project No. 31913700	\$ 100,775.00

COMMITTEE REPORTS:

The **STRATEGIC PLANNING COMMITTEE** met on March 15, 2022 to provide an update on the strategic planning process and to provide Community Outreach Team meeting information.

We recommend to continue to move forward with the strategic planning process. Next meeting is on April 5, 2022 at 6:00pm in the Council Chambers.

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss the purchase of trucks.

We recommend the purchase of five (5) single axle dump trucks and to pay for them out of the General Fund.

Ordinance No. 2022-028 was created.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 011-2022 (replacement of 2012 ¾ ton pickup truck) **requires three (3) readings** *first reading*
A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 012-2022 (no PO) **requires one (1) reading** *first reading*
A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES:

ORDINANCE NO. 2022-015 (2021 Ordinances/Resolutions changes) **requires three (3) readings** *third reading*
AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-018 (Riverside Pool operations via Findlay YMCA) **requires three (3) readings** *third reading*
AN ORDINANCE AUTHORIZING THE MAYOR AND/OR DIRECTOR OF PUBLIC SERVICE-SAFETY OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH THE FINDLAY YMCA TO OPERATE THE RIVERSIDE SWIMMING POOL FACILITY AND ASSOCIATED YMCA PROGRAMS FOR PUBLIC AND RECREATIONAL USE FOR THE CITY OF FINDLAY FOR THE 2022-2024 SEASONS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-019 (Water Meter System Replacement) **requires three (3) readings** *second reading*
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS, WHERE REQUIRED, AND ENTER INTO CONTRACTS FOR CONSTRUCTION, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-022 (Marathon Solar Panel Field) **requires three (3) readings** *second reading*
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO SIGN THE NECESSARY PAPERWORK TO TRANSFER OWNERSHIP OF MARATHON PETROLEUM COMPANY LP'S SOLAR PANEL FIELD THAT WAS BUILT ON THE CITY OF FINDLAY'S WATER POLLUTION CONTROL CENTER'S CAMPUS.

ORDINANCE NO. 2022-023 (donation from P&A Industries) **requires three (3) readings** *first reading*
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-024 (CHIP 2022 program) **requires three (3) readings** *first reading*
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO PARTNER WITH HANCOCK COUNTY BY ENTERING INTO A PARTNERSHIP AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY HOUSING IMPACT AND PRESERVATION (HEREINAFTER REFERRED TO AS "CHIP") PROGRAM FOR THE PURPOSE OF ADDRESSING LOCAL HOUSING NEEDS WITHIN HANCOCK COUNTY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-025 (second capital improvement appropriation of 2022) **requires three (3) readings** *first reading*
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS, WHERE REQUIRED, AND ENTER INTO CONTRACTS FOR VARIOUS PROJECTS, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-026 (utility location pickup replacement) **requires three (3) readings** *first reading*
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-027 (*VHF radio system*) **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 WITH TSC COMMUNICATIONS, INC. TO EXTEND THE CITY OF FINDLAY'S EXISTING FIBER LINES TO THE NORTH AND SOUTH WATER TOWERS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-028 (*purchase of 5 single axle dump trucks*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-029 (*downtown recreation area*) **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 ENTER INTO A CONTRACT OR CONTRACTS WITH STRAND & ASSOCIATES FOR THE DESIGN OF THE DOWNTOWN RECREATION AREA PHASE II BENCHING OF THE BLANCHARD RIVER, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS



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

March 15, 2022

City of Findlay Council
Municipal Building
Findlay, Ohio 45840

RE: Portion of McLane Drive
R/W Vacation

Dear Members of Council:

On behalf of our client, RAMAR Land Corp., we are respectfully submitting an application for vacating a portion of an existing Road Right of Way of McLane Drive.

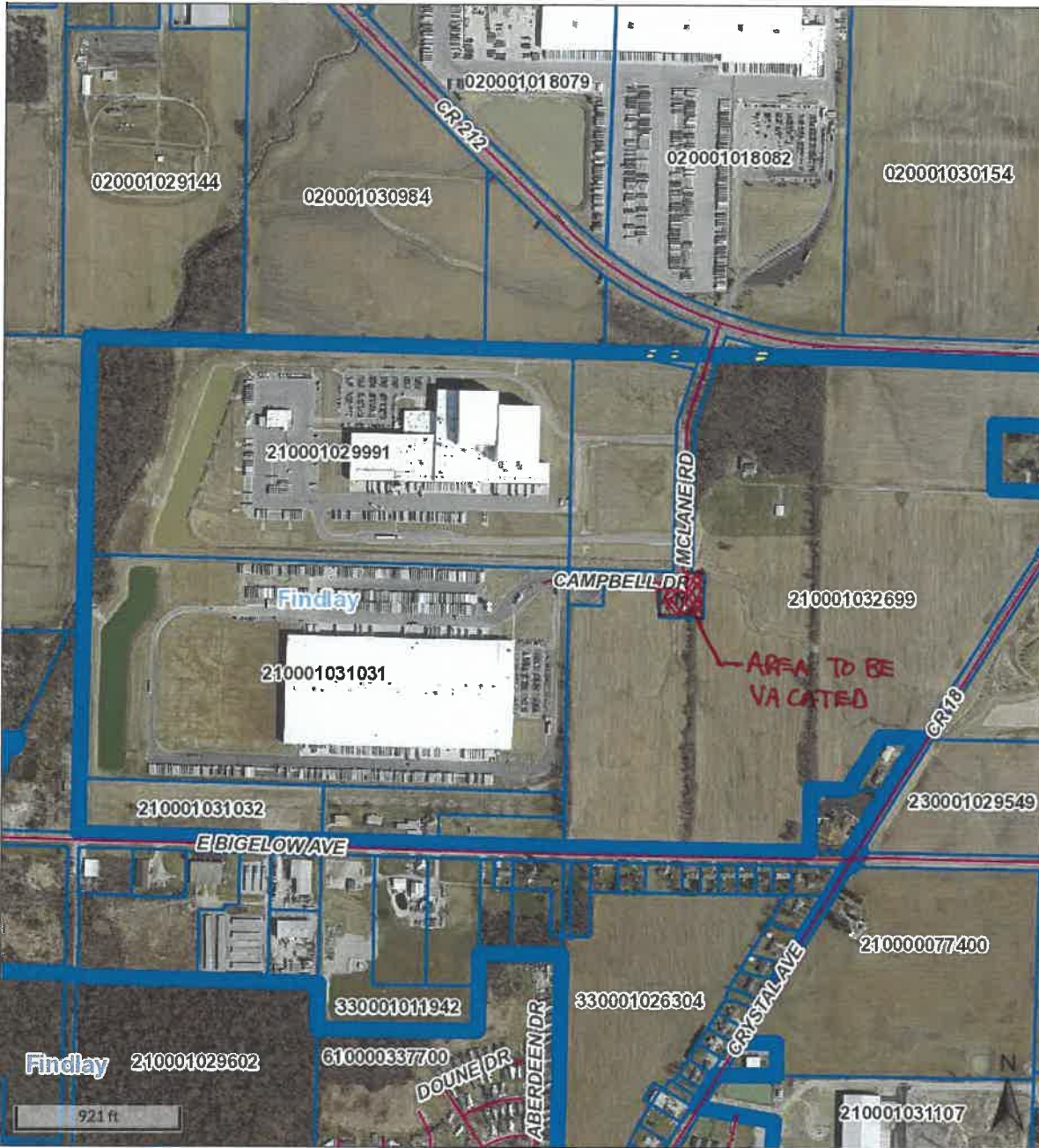
This portion of the roadway being requested is at the very southern end of the roadway in the cul-de-sac area. This portion of roadway has been barricaded off and is not being used for public purposes. The intent of this vacation is to square off the road Right of Way and the land will be attached to the adjoining land to the east and south that is owned by the applicant.

Access will remain to the current Campbell's Facility and will not create any type of traffic impact for the current roadway system.

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.



Overview



Legend

- RowDims
- Parcels
- Parcel Numbers
- Road Centerlines
- Corporate Limits
- Low Level
- Landhooks
- Lot Lines
- Acres
- Blocks
- MiscText

Date created: 3/15/2022
Last Data Uploaded: 3/15/2022 2:46:47 AM

Developed by  Schneider
GEOSPATIAL

ALLEY/STREET VACATION PETITION

FEE PAID _____

DATE _____

ADVERTISING AND FILING FEES PAID _____

DATE _____

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested street _____ vacation shown on the attached plat, respectfully petition (street/alley)

your Honorable Body to vacate the street _____ described as:

A small portion of the southern cul-de-sac of McLane Drive that has been blocked off currently by the City. All of the land will be attached to the adjacent property.

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

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

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

Table with 3 columns: OWNER, ADDRESS, LOT NUMBER. Row 1: 1. Ramar Land Corp., 600 Gillan Rd., East & South of roadway Wilmington, OH 45177

TO: Applicants for Street or alley Vacation FROM: Council Clerk

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

APPLICATION REQUIREMENTS

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

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

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

FEE

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

ASSESSMENTS

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

PLANNING COMMISSION ACTION

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

COMMITTEE ACTION

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

CITY COUNCIL ACTION

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

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

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

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

Revised 12-05

Name of Contact Person Stan Richards

Mailing Address 600 Gillam Rd 937-603-3900

Phone No. (Home) _____ **(Business)** _____
3/11/22 _____
(date) (Signature of Contact Person)

OFFICE USE ONLY



LEGAL DESCRIPTION

Pt. McLane Drive
City of Findlay,
Hancock County,
State of Ohio
0.984 Acres

R/W VACATION

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Northwest Quarter of Section 5, Township 1 North, Range 11 East, also being part of McLane Drive, a tract of land bounded and described as follows:

Commencing at the Southeast corner of Lot #1 of the Tall Timbers West Subdivision Plat, as recorded in Plat Book 22, Page 48 of the Hancock County Records;

Thence, S 88°32'15" E, a distance of 100.01 feet to a 5/8 inch Capped Rebar found on the east Right of Way of McLane Drive (100' R/W) and being the PRINCIPAL Point of Beginning of a parcel of land herein described;

Thence along the current Right of Way of McLane Drive, S 88°32'15" E, a distance of 69.20 feet to a 5/8 inch Capped Rebar found marking an angle point in said Right of Way;

Thence continuing along said Right of Way, S 01°27'45" W, a distance of 250.00 feet to a 5/8 inch Capped Rebar found marking an angle point in said Right of Way;

Thence continuing along said Right of Way, N 88°32'15" W, a distance of 240.00 feet to a 5/8 inch Capped Rebar found marking an angle point in said Right of Way;

Thence continuing along said Right of Way, N 01°27'45" E, a distance of 149.91 feet to a 5/8 inch Capped Rebar found marking an angle point in said Right of Way;

Thence, S 88°32'21" E, a distance of 171.80 feet to a Mag Nail Set;

Thence, N 00°53'07" E, a distance of 100.09 feet to the POINT OF BEGINNING;

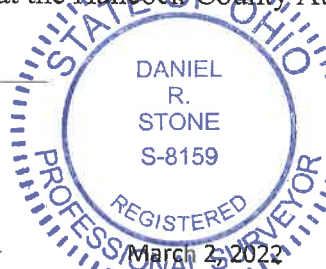
Containing 0.984 Acres of land more or less, all being subject to any prior easements of record or otherwise.

The above described parcel is to be attached to Parcel #210001032699.

Bearings are based on prior surveys and Deeds of Record and are for the purpose of description only. Distances referenced are ground distances.

This description was prepared in accordance with a recent Field Survey prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840, dated March 2, 2022 and filed at the Hancock County Auditor's Office.

Date: 2. Mar. 2022



Survey and Legal Description by:

Daniel R. Stone

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

RIGHT-OF-WAY VACATION, PART OF MCLANE DRIVE

Being Part of the Northwest 1/4, Section 5, Township 1 North,
Range 11 East, City of Findlay, Hancock County, State of Ohio
(0.984 Acres)

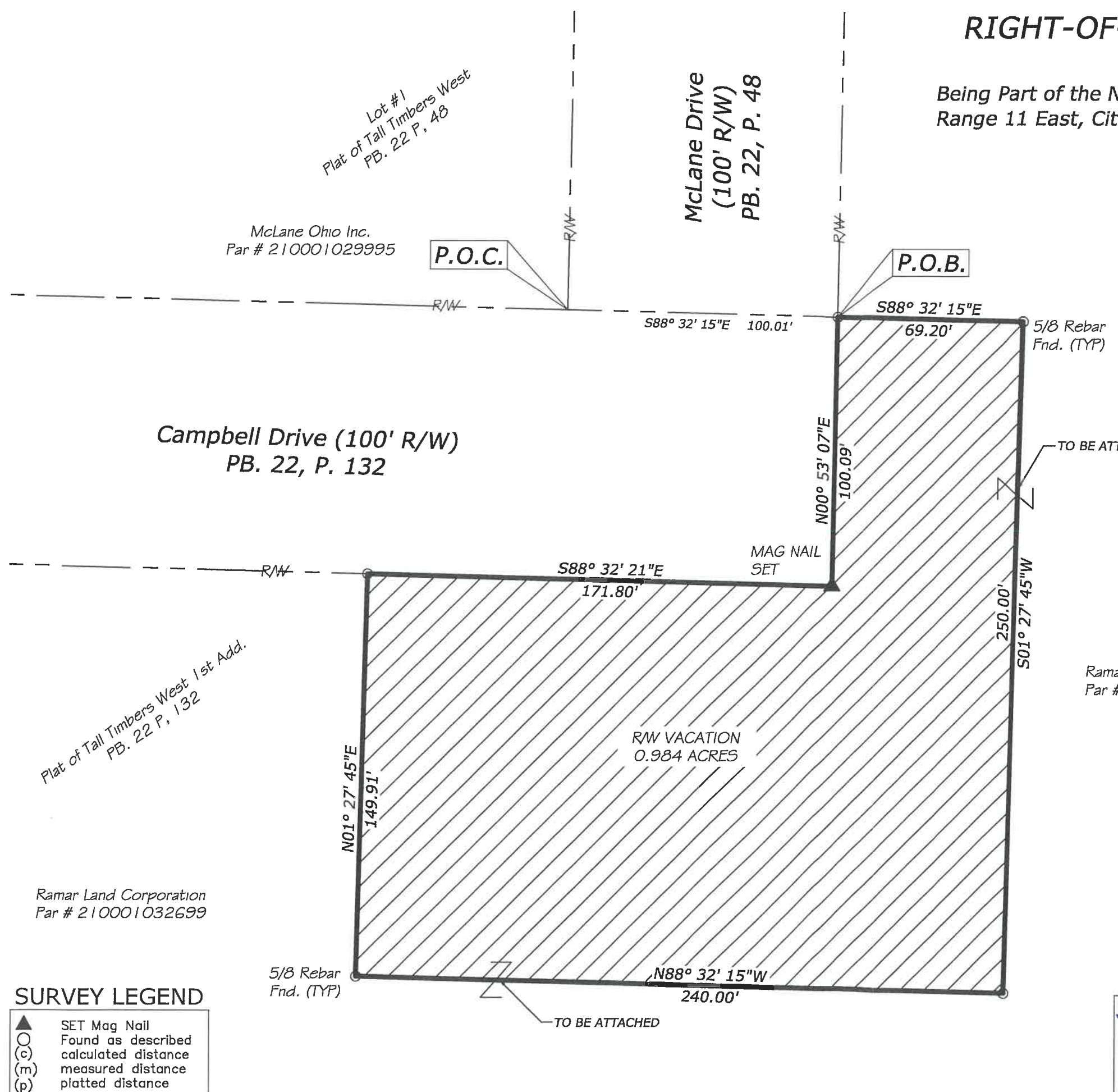


**Van Horn
Hoover**
& Associates, Inc.

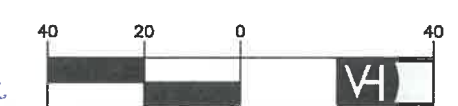
- SURVEYING —
- CIVIL ENGINEERING —
- LAND USE PLANNING —

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

www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com



Ramar Land Corporation
Par # 210001032699



(IN FEET)
1 inch = 40 ft.



PLANS PREPARED BY

Daniel R. Stone 2.May.2022
DANIEL R. STONE, P.E., P.S. DATE
REG. NO. E-63843, S-8159

SURVEY LEGEND

- ▲ SET Mag Nail
- (c) Found as described
- (m) calculated distance
- (p) measured distance
- (p) platted distance

PREPARED FOR:
**RAMAR LAND
CORPORATION**
600 Gillam Rd.
Wilmington, OH 45177

R/W VACATION
MCLANE RD.

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS/SCALE:	1:1
DRAWN:	JGK
CHECKED:	DRS
DRAWING SCALE:	1"=40'
DATE:	3/2/2022
JOB NUMBER:	z:\projects\10477
SHEET NUMBER:	10477.dwg SP1

Z:\PROJECTS\10477\10477.dwg-Nal-Mar 03, 2022



March 21, 2022

City of Findlay Council
Municipal Building
Findlay, Ohio 45840

RE: MARDIC Investments, Inc. - Rezoning
Technology Drive & Midwest Court - Findlay

Dear Members of Council:

On behalf of our client, MARDIC Investments, Inc., we are respectfully submitting an application for rezoning of vacant land located at the southeast corner of Technology Drive and Midwest Court. The developer is requesting the land to be rezoned from C-2 (Commercial) to M-2 (Multi-Family) development. The property adjacent to the proposed rezoning is primarily C-2 Commercial.

We have attached the following for consideration:

- Signed Petition for Zoning Amendment
- Legal Description of the area being rezoned
- Full size drawing of the area being rezoned
- Reduced size drawing of the area being rezoned
- Copy of the Hancock County Auditor's Map of the area being rezoned

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.

PETITION FOR ZONING AMENDMENT

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/Midwest Ct. SUBDIVISION Findlay Commerce Park

LOT No.(s) Lot #11 and parts unplatted east of this lot

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

Table with 4 columns: SIGNATURE, SUBDIVISION, LOT NO., STREET FRONTAGE. Contains two rows of handwritten signatures and printed text: 'Remaining Property (not lots) Midwest Court' and 'Findlay Commerce Park 11 Technology Drive'.

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Undeveloped 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 re-zoned 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 Fintech Limited & Mardie Investments Inc.

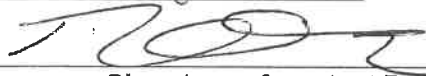
Name of Contact Person if other than owner Timothy Grohke
(A letter granting person to act on Owner's behalf must accompany application if not signed by Owner)

Mailing Address 5800 Monroe St Bldg F Sylvania OH 43566

Phone No. (Home) _____ (Business) 419-346-9274

Email: tim.grohke@dale-mgmt.com

3/21/22
Date


Signature of contact Person owner
Richard LaValley Jr.

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 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)

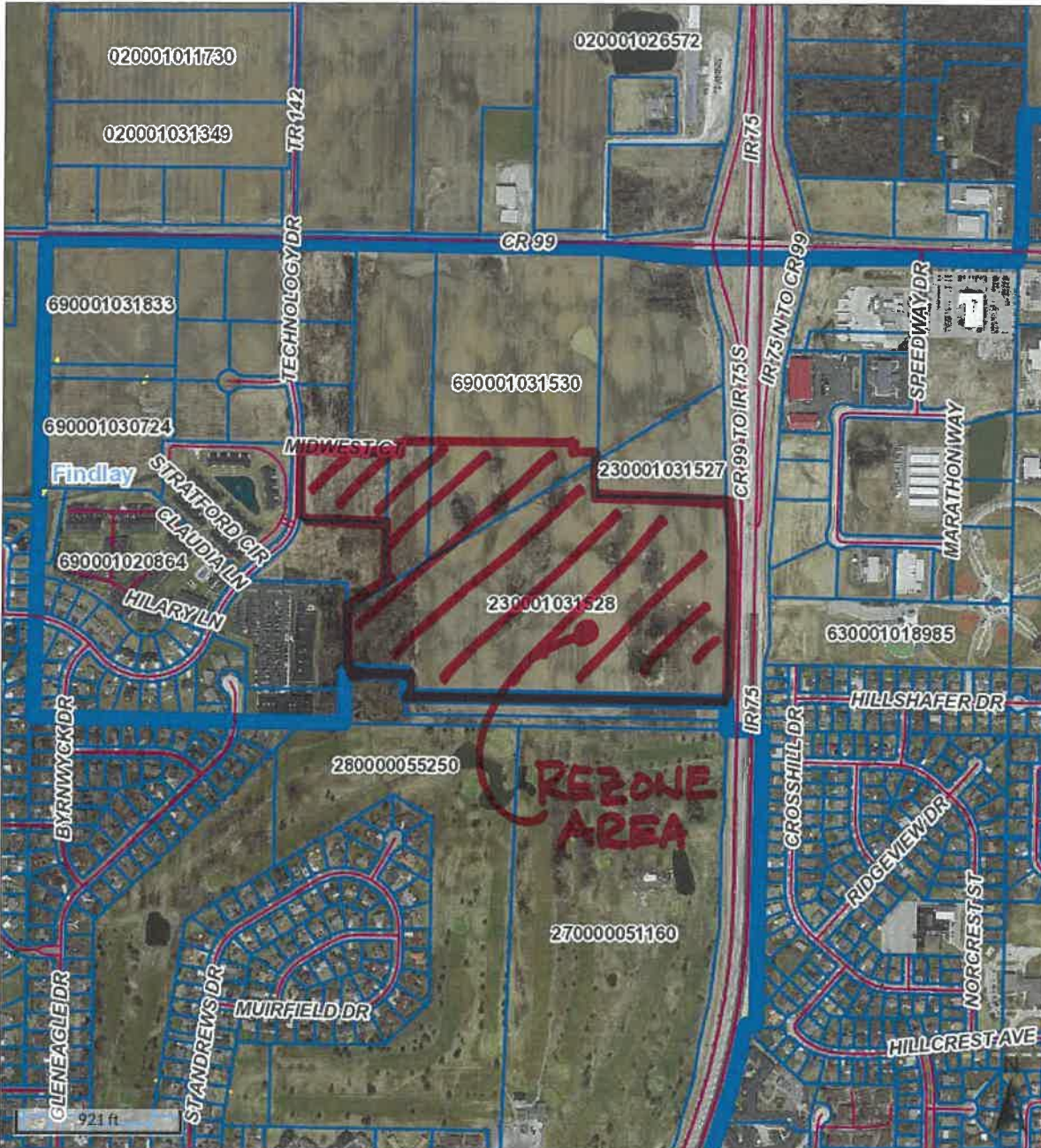
Date of Notice to Abutting Owners _____
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation: _____

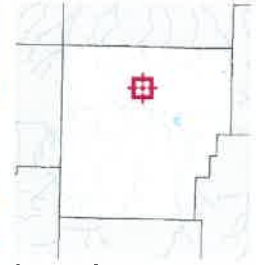
Date of Readings by Council:

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____



Overview



Legend

- RowDims
- Parcels
- Parcel Numbers
- Road Centerlines
- Corporate Limits
- Low Level
- Landhooks
- Lot Lines
- Acres
- Blocks
- MiscText

Date created: 3/21/2022
Last Data Uploaded: 3/21/2022 2:52:17 AM

Developed by  Schneider
GEOSPATIAL

**LEGAL DESCRIPTION**

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

REZONING**PARCEL 1**

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 2 North, Range 10 East, also being part of a parcel of land conveyed to Mardic Investments, Inc. as per OR Book 2524, Page 842 of the Hancock County Records and being part of Parcels #690001021914 & #690001031530 and all of Parcel #230001031528, a tract of land bounded and described as follows:

Beginning at a 5/8 inch Capped Rebar Set marking the Northeast corner of Lot #11 of the Findlay Commerce Park, as recorded in Plat Book 20, Page 348 of the Hancock County Records Office;

Thence, N 01°15'58" E, a distance of 60.00 feet to a Monument found;

Thence, S 88°44'02" E, a distance of 797.95 feet to a 5/8 inch Capped Rebar Set;

Thence, S 00°51'31" W, a distance of 60.00 feet to a 5/8 inch Capped Rebar Set;

Thence, S 88°44'02" E, a distance of 330.89 feet to a 5/8 inch Capped Rebar Set on the west line of a parcel of land conveyed to Blanchard Valley Health System recorded in OR Book 2550, Page 1314 of the Hancock County Records Office;

Thence along the west line of said Blanchard parcel, S 00°51'31" W, a distance of 196.39 feet to a 5/8 inch Capped Rebar Set at the southwest corner of said parcel;

Thence along the south line of said Blanchard parcel, S 89°08'29" E, a distance of 712.01 feet to a 5/8 inch Capped Rebar Set on the westerly LA/RW of I-75;

Thence along said LA/RW, S 01°47'48" E, a distance of 381.04 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 00°59'41" W, a distance of 100.00 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 00°54'52" E, a distance of 300.17 feet to a 5/8 inch Capped Rebar found;

Thence continuing along said LA/RW, S 01°01'23" W, a distance of 331.24 feet to a 1/2 inch Rebar found;

Thence, N 88°51'19" W, a distance of 1119.16 feet to a point;

Thence, N 89°18'12" W, a distance of 620.89 feet to a point on the east line of a parcel of land conveyed to Hillgo, LLC recorded in OR Book 2516, Page 576 of the Hancock County Records Office;



ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH · 3200 N. Main Street · 419.423.5630

LEGAL DESCRIPTION

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

Thence along the east line of said Hillgo parcel, N 01°15'42" E, a distance of 125.99 feet to a 5/8 inch Capped Rebar Set;

Thence along the north line of said Hillgo parcel, N 89°22'54" W, a distance of 337.97 feet to a 1/2 inch Rebar found on the east line of Lot 13 of the Findlay Commerce Park recorded in Plat Book 20, Page 348;

Thence along said east line of said Lot 13, N 01°15'42" E, a distance of 335.59 feet to a Capped 5/8 inch Rebar found;

Thence along the south line of Lot 12 of the Findlay Commerce Park, N 58°44'11" E, a distance of 239.21 feet to a Monument found marking the southeast corner of Lot 12;

Thence along the east line of Lots 12 & 11 of said Subdivision, N 01°15'58" E, a distance of 725.15 feet to the POINT OF BEGINNING;

Containing 55.206 Acres of land more or less, of which 3.837 acres lies in Parcel #690001021914, 6.725 acres lies in Parcel #690001031530, 44.644 acres lies in Parcel #230001031528, all being subject to any prior easements of record or otherwise.

Bearings are based on prior surveys and Deeds of Record and are for the purpose of description only. Distances referenced are ground distances.

Where described above, all 5/8" Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a recent Field Survey prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840, dated February 18, 2022 and filed at the Hancock County Auditor's Office.

PARCEL 2

Situated in the City of Findlay, County of Hancock, State of Ohio and being Lot 11 of the Findlay Commerce Park as recorded in Plat Book 20, Page 348, also being part of a parcel of land conveyed to Fintech Ltd. as per OR Book 2154, Page 2409 of the Hancock County Records and being Parcel #690001019431, containing 3.959 acres of land more or less, all being subject to any prior easements of record or otherwise.

Date: 18.Feb. 2022



Survey and Legal Description by:

Daniel R. Stone

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

February 18, 2022

19016-REZONING-LGL.doc

Page 2 of 2



Van Horn Hoover

& Associates, Inc.

SURVEYING

CIVIL ENGINEERING

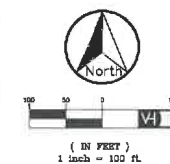
LAND USE PLANNING

GPS/GIS CONSULTANTS

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

www.VanHornHoover.com

E-Mail:
info@VanHornHoover.com



PREPARED FOR:
MARDIC INVESTMENTS INC.

Pt. , SW1/4,
Section 36, T2N, R10E,
City of Findlay,
County of Hancock,
State of Ohio

**CASTO DEVELOPMENT
REZONING**

MARK	DATE	REVISIONS DESCRIPTION

PLOTS SCALE: 1:1

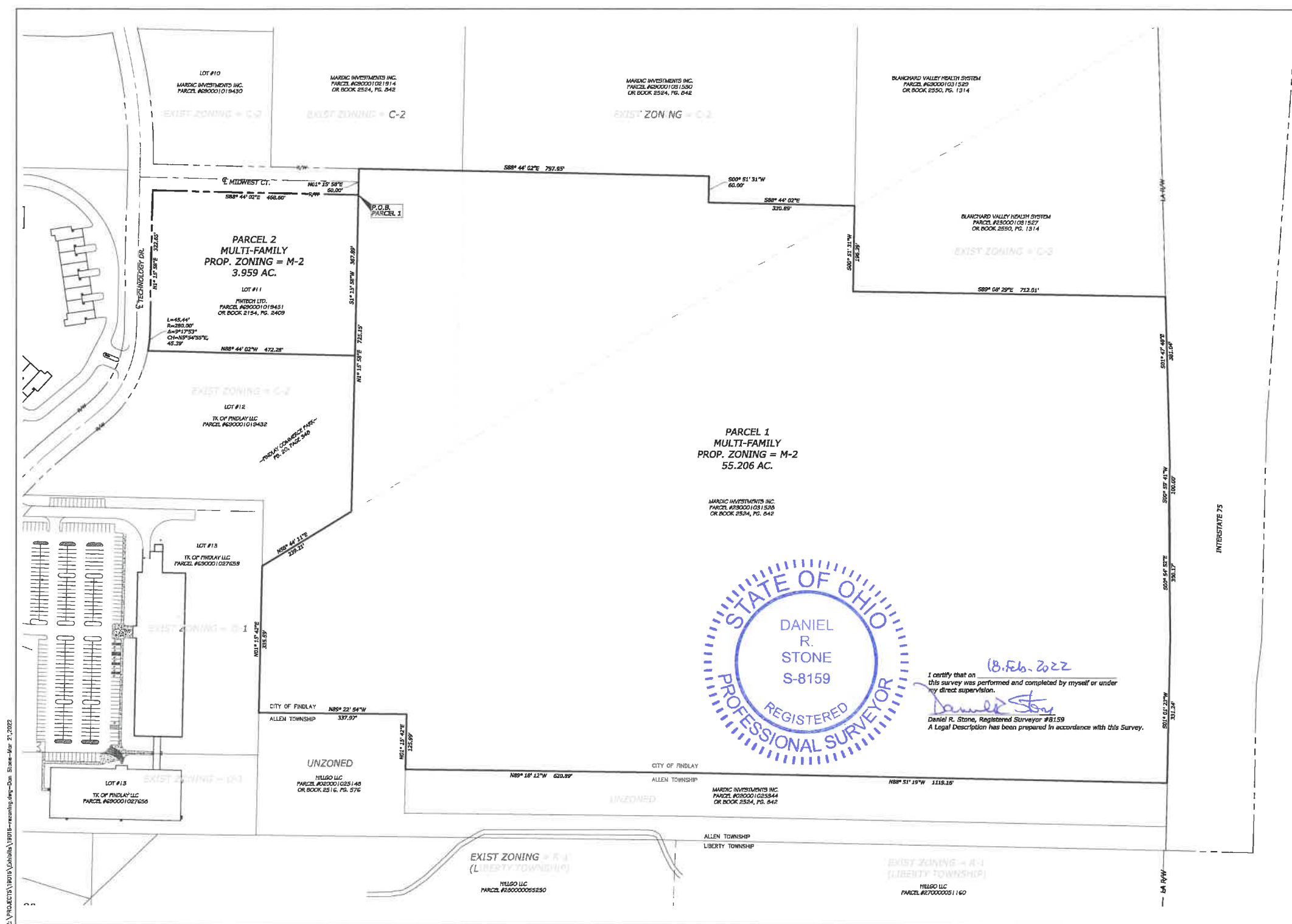
DRAWN: SEM CHECKED: DRS

DRAWING SCALE: 1"=100'

DATE: 02/18/2022

JOB NUMBER: s:\projects\18018\whhills
18018-rezoning.dwg

SHEET NUMBER: REZONE 1



18.Feb.2022

I certify that on this survey was performed and completed by myself or under my direct supervision.

Daniel R. Stone

Daniel R. Stone, Registered Surveyor #8159
A Legal Description has been prepared in accordance with this Survey.

Z:\PROJECTS\18018\whhills\18018-rezoning.dwg-Dan Stone-Mar 21, 2022

Denise Devore

From: William Trame <wjtrame@yahoo.com>
Sent: Sunday, March 27, 2022 1:47 PM
To: City Council - All
Subject: [EXTERNAL]Sidewalk Needed

Security Checkpoint: External Email! Do not click on links or open attachments unless you trust the source and know the content is safe.

East Melrose Avenue

Would it be possible to install a sidewalk on the north side of Melrose Avenue, between the Crawford Station Apartments and the Hancock County Health building? There are numerous residents from many apartment complexes that walk to get groceries and other supplies. There is not sidewalk in this section, forcing pedestrians to walk on the road. The problem is confounded by construction on the south side where the sidewalk is closed for utility work. It is dangerous with so many pedestrians being forced to walk on the road.

Thank you for your consideration.

Bill Trame



TREASURER'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7107 • Fax: 419-424-7866

Treasurer's Reconciliation for February 28, 2022

TREASURER

Fifth Third Initial Balance	3,159,366.17
- Withdrawals ()	(4,485,117.74)
+ Deposits	4,190,123.86
Ending Balance	2,864,372.29

- Outstanding checks () (812,653.86)

Deposit in Transit 40,347.70

Pending correction 218.20

Treasurer's Checking Bal **2,092,284.33**

Investment Principal 70,862,829.01
Accrued Interest 451.30

Treasurer's Total Cash and Investments 72,955,564.64

AUDITOR

Auditor's Checking Bal **2,092,284.33**

Auditor's Total Cash and Investments 72,955,564.64

Respectfully submitted,

Susan Jo Hite
Treasurer

TRAFFIC COMMISSION

City of Findlay
February 22, 2022

MINUTES

ATTENDANCE:

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

STAFF PRESENT: Matt Stoffel, Public Works Superintendent; Jason Rayle, Traffic Signal Department; Kathy Launder, City Clerk.

GUESTS PRESENT: Jack Winans.

OLD BUSINESS

1. Request for review of the Center Street corridor as it relates to traffic flow, speed, barriers for safety as well as sound, and pedestrian crossings.

11/15/2021

Director Martin stated that a group of residents of the Center Street corridor requested a review of the corridor as it relates to traffic flow, speed, barriers for safety as well as sound, and pedestrian crossings.

Kalb stated that he has traffic counts from Ohio Department of Transportation (ODOT) for Center Street from railroad tracks to Main Street and Tiffin Avenue from Blanchard Street to the split. Currently getting counts for Center Street. Director Martin stated the plan is to get traffic counts and analyze the data. Then discuss what next steps are. Are there things we can do or do we hire an outside source to do a traffic study? Kalb stated that looking at traffic counts from ODOT, on Tiffin Avenue east of Blanchard Street was 18,000 cars per day, on Center Street between the railroad tracks and Main Street was 8,000 cars per day. Kalb is working on ideas, but waiting for traffic counts to come in first. Director Martin stated that the recommendation is to table the request until we are able to get the traffic counts in and analyze the data.

Motion to table request, by Councilman Slough, second by Kalb. Motion passed 5-0.

12/20/2021

Motion to lift item from table, by Councilman Slough, second by Kalb. Motion passed 4-0.

Kalb stated that traffic counts on Center Street from Tiffin Ave. to Blanchard Street westbound was 300 vehicles and eastbound was 800 vehicles. Looking at the safety of those travelling eastbound from S. Main St. and speeding over the railroad tracks to go straight to this area of Center St. Kalb drew up a sketch of what it would look like if a 90° turn was put in to enter onto Center Street at Tiffin Avenue rather than being able to drive straight through. There are no barriers available to slow people down in the area of the railroad tracks. The only thing to really do is to have a safety study done that will cost about \$100,000. Chief Ring suggested we try something more simple with signage that there is a curve ahead especially westbound. Kalb stated that traffic counts at Blanchard and Tiffin Avenue has 18,000 vehicles, and the railroad tracks to Main Street has 8000 vehicles. Director Martin asked if we should look at some signage before we make any significant changes. Kalb stated that in order to get any funding from the State to make changes, a safety study would have to be conducted.

Chief Ring stated that changing Center Street to a 90° turn will slow eastbound traffic, but will do nothing for westbound traffic where most of the issues occur with vehicles running into houses. Rayle asked if raising the pavement on the other side of the railroad tracks to make less of an incline over the tracks would help. Kalb stated that there is a lot of coordination with the railroad company that would need to be done. Kalb further stated that if that comes up in the safety study there is the potential to secure safety funds to pay for it. Director Martin stated that it all comes back around to a safety study. Kalb stated that it is a lot of money, but we collect a lot of data and are then eligible for safety funds.

Signage suggestions: dangerous curve sign with 25 MPH speed designation, chevrons on guardrails or reflectors.

Motion to install dangerous curve signs with railroad and a 25 MPH designation for both directions on either side of the railroad tracks on Center Street and to install chevrons on guardrails on Center Street near railroad tracks, by Chief Ring, second by Kalb. Motion passed 4-0.

Motion to table Center Street corridor discussion, by Chief Ring, second by Kalb. Motion passed 4-0.

2/22/2022

No action taken

NEW BUSINESS

1. Request of Jack Winans, We Serve, Coffee, located at 114 East Sandusky Street, to revisit the three 15 minute parking spaces on East Sandusky Street.

Director Martin stated a letter was received from Jen Fulton, owner of Jen's Buggy Whip Cakery, in support of the 15 minute parking spaces. Her issue is the placement of the signs. Most folks do not notice the 15 minute parking sign.

Jack Winans stated that We Serve, Coffee has been at 114 East Sandusky Street for nine years. The issue is that We Serve, Coffee opens at 7am, and the other businesses on the street open at 11am. Customers are getting ticketed for parking in the 15 minute parking spaces. This limits number of parking spaces available for customers who will be longer than 15 minutes in his business. Suggests changing the parking restriction of 15 minutes to certain hours-possibly after 11am vs. all day. Jack Bs and Jen's Buggy Whip will be moving soon. There will be no need for the 15 minute parking spaces once these businesses leave.

Director Martin stated that letters have gone out to all businesses on the street to get feedback. At this time, we have not heard back from anyone, except from Jen's Buggy Whip. Would like additional feedback from businesses on the street prior to making a change. Councilman Grant Russel stated in an email that a broader study of downtown parking needs to be done.

City Engineer Kalb stated that he will have one of his employees go door to door to the businesses to get opinions of: 1. Remove 15 minute parking restriction; 2. Keep 15 minute parking restriction and number of 15 minute parking spaces to keep; 3. Have specific times designated for the 15 minute spaces: 7am-11am 2 hour parking, 11am-5pm 15 minute parking.

Motion to table by Director Martin, second by City Engineer Kalb. Motion passed 5-0.

2. Request of Jeff Love for crossing signals at the marked crossing at North Main Street on the north side of the Main Street bridge.

Director Martin stated that the request states that to get to a signalized crossing Mr. Love has to go south to Front Street. Clinton Street is currently a flash at all times. City Engineer Kalb stated that this is not the right time to add crossing signals at this marked crossing due to the ongoing benching project. Plans for the project are not complete at this time. There is a request for proposal process in place now that may change the direction/location of the trail.

Motion to deny request for crossing signals at North Main Street on the north side of the Main Street bridge due to ongoing benching project in this area and the potential relocation of the path and crossing, by Director Martin, second by City Engineer Kalb. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on March 21, 2022, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,


Kathy K. Launder
City Clerk



Findlay Fire Department

Joshua S. Eberle, Chief

720 South Main Street
Findlay, OH 45840

Telephone: 419-424-7129 • Fax: 419-424-7849



March 17, 2022

Findlay City Council,

An employee of P&A Industries, 600 Crystal Avenue, dropped off a cash donation of \$340 to the fire department. The employee mentioned it was from an internal fundraiser, with no specific directions or restrictions for the donation. The Auditor's Office requested a letter to council for authorization to place this in the fire department budget.

I would request that the donation of \$340 be allocated to the Educational Activity line item (332300) of the fire department budget, which will help our community outreach efforts.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Joshua S. Eberle".

Joshua S. Eberle, Chief
Findlay Fire Department



March 30, 2022

Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

Honorable Members of Council:

Hancock Regional Planning Commission and Great Lakes Community Action Partnership are applying for CHIP 2022 on behalf of Hancock County in partnership with the City of Findlay.

The Community Housing Impact and Preservation (CHIP) 2022 Program will provide \$750,000.00 in grant funding to our community to put towards housing-related activities, including emergency home repair and remodeling for low- and moderate-income persons.

Please find attached the partnership agreement that is required to be executed between the City and the County. In addition to the necessary legal counsel and signatures, it is required that a resolution be passed approving the agreement.

I respectfully request that City Council authorize Mayor Muryn to enter into a partnership with Hancock County to apply for a combined CHIP application.

Sincerely,

Lizzy Essinger
Grant Administrator, HRPC

Community Housing Impact and Preservation Partnership Agreement

between

Hancock County and City of Findlay

WHEREAS, Hancock County and City of Findlay (Partners) wish to address various housing needs of low and moderate income residents of the county and cities; and

WHEREAS, the State of Ohio, Department of Development, Office of Community Development (OCD) provides financial assistance to local governments under its Program Year 2022 (PY22) Community Housing Impact & Preservation (CHIP) program for the purpose of addressing local housing needs; and

WHEREAS, the Partners are eligible to apply for CHIP funds from the State of Ohio;

WHEREAS, OCD encourages local CHIP eligible communities to request funds as Partners in one application; and the Partners desire to file a combined application under the CHIP Program to receive financial assistance to address needs, prioritized by the local Housing Advisory Committee;

NOW, THEREFORE, the Partners hereby agree to the following terms of this Partnership Agreement (Agreement):

1. Hancock County has agreed to serve as the single applicant for funds and subsequent Grantee responsible for administering the CHIP grant, if funded.
2. Hancock County is responsible for submitting the CHIP grant application in cooperation with the City of Findlay, including procuring an administrator who shall conduct the detailed tasks of the planning process.
3. Hancock County agrees to implement the PY22 CHIP, if funded, in compliance with Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Ohio Housing Trust Fund (OHTF) requirements, the State of Ohio Consolidated Plan, the CHIP program guidelines, and this Agreement.
4. This Agreement applies to any funds awarded from the State of Ohio PY22 CHIP program. This Agreement remains in effect until the CHIP funds are expended and the funded activities completed and closed out. The Partners cannot terminate or withdraw from this Agreement while it remains in effect.

5. The Partners acknowledges the maximum CHIP fund request is \$750,000, as follows:
 - Hancock County: \$400,000
 - City of Findlay: \$350,000The Partners understand funding amounts are an estimate based on PY21 CHIP application instructions.
6. The Partners acknowledge the funding request can be revised based on recommendations of the Hancock County Housing Advisory Committee (HAC) and partner's consensus or changes once the PY22 CHIP application instructions are released.
7. The Partners agree that once the funding request and activities are determined based on the HAC recommendations, they will sign a Partnership agreement attachment. This document will be made a part of this agreement at that time.
8. The Partners mutually agree to comply with all current Office of Community Development Programs Program Policy Notices.
9. Partners understands the amount of funds awarded to any or all jurisdictions may be less than the request.
10. The Partners will arrive at a funding decision, prior to submission of the PY22 CHIP application based on program income commitments or other resources leveraged.
11. The City of Findlay approves the grantee to direct the administrator to commit activity funds, proportional to the jurisdictional totals in #5, and to adjust proportionally relative to the percentage allocated of the grant award.
12. This Agreement does not contain a veto provision or other restriction that would allow any party to obstruct the implementation of the CHIP, during the PY22 CHIP grant period.
13. The City of Findlay agrees to provide information to the Grantee for reporting purposes.
14. All program and financial records will be retained by the Grantee after the financial closeout is complete.
15. The Partners agrees to adopt the Hancock County CHIP Policy and Procedures Manual, and any future amendments and shall apply these policies to any activities conducted under the PY22 CHIP.
16. The Partners agree any mortgages expected to generate program income will be prepared as follows: Any mortgages expected to generate program income will be prepared by the County and administrator and the County shall be the lien-holder for any property assisted. The County shall receive subsequent program income and reporting and expenditure of any such program income shall become the responsibility of the County.
17. Partner agrees to the following selection criteria, for funded activities:
 - Home Repair applications will be first-come, first-serve within each Partner's jurisdiction first, and then, if funding remains on October 30, 2024, within the grant service area.
 - Rehabilitation applications will be ranked according to the Hancock County Policy and Procedure Manual, which state each Partner's jurisdiction first and then, if funds remain uncommitted on April 30, 2024, within the grant service area.

- Tenant Based Rental Assistance (TBRA) applications will comply with the local housing authority selection process.
18. The Partners agree to the following finance mechanism, for funded activities:
- Owner-occupied home repair will be provided as a grant.
 - TBRA will be provided as a grant.
 - Owner-occupied rehabilitation will be provided as a five-year deferred/declining, forgivable loan.
 - Rental rehabilitation will be provided as a loan, 100% forgivable after the affordability period (see OCD policy Notice 21-02), with owners providing up to 50% match on hard costs.
 - Rental repair will be provided as a loan, 100% deferred/declining (50% annually), two-year term, forgivable loan, with owners providing up to 50% match on hard costs.
19. The Partners agree the following table represents the responsibilities of partner tasks to be undertaken by one or more Partners directly, through cooperation, or by contract:

Task	Hancock County	City of Findlay	Administrator
X=primary role			
Y=support/cooperate			
Procure Administrator	X	Y	
Convene HAC	X	Y	X
Designate OCEAN Program roles	X		
Sign/authorize application submission	X		
Manage grant fund administration	X		X
Provide on-going oversight of administrator as detailed in administrative contract	X		
Receive and manage program income	X	X	Y
Pay contractors/vendors	X		Y
Prepare/file reports	X		X
Retain all grant records for auditing/monitoring	X		Y

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Hancock County and the City of Findlay for the application and Administration of the PY22 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation # _____ and dated _____, 2022.

GRANTEE:

Hancock County Commissioners, Grantee
514 South Main Street
Findlay, OH, 45840
Phone# 419-424-7094

Name: _____
Michael Pepple, Commissioner

Date: _____

Witness to Grantee

Name: _____

Date: _____

Approved to Form:

Name: _____
Hancock County Prosecutor

Date: _____

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Hancock County and the City Findlay for the application and Administration of the PY22 Community Housing Impact and Preservation (CHIP) Program and authorized by the Partner with the authorizing legislation # _____ and dated _____, 2022.

PARTNER:

City of Findlay, Partner
318 Dorney Plaza
Findlay, OH 45840
Phone# 419-424-7137

Name: _____
Christina Muryn, Mayor

Date: _____

Witness to Grantee
Name: _____

Date: _____

Approved to Form:

Name: _____
Findlay Law Director

Date: _____

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, April 14, 2022 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-03-2022 filed by Ramar Land Corporation, 600 Gillam Rd, Wilmington, OH 45177, to vacate a portion of the right-of-way at the southern end of McLane Drive.
2. APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, for Findlay Crossing, located at Lot 11 of the Findlay Commerce Park.
3. APPLICATION FOR SITE PLAN REVIEW #SP-06-2022 filed by Findlay Warehousing Inc. for a commercial building at 8556 County Road 140.
4. APPLICATION FOR SITE PLAN REVIEW (Request for Site Plan Revision) #SP-13-2019 filed by OPM of Findlay, 1901 Tiffin Avenue, Findlay for an approximately 1580 square foot addition to The Beverage Barn, 1901 Tiffin Avenue.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, March 10, 2022 – 9:00 a.m.

Minutes

MEMBERS PRESENT:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, PE, City Engineer
Erik Atkins, Zoning Administrator & Flood Administrator

GUESTS:

Dan Stone, Bill Anderson, Brad Warren, Linda Morgan,
John LaRiche, Todd Jenkins, Charles A. Lammers

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan DeArment motioned to approve the minutes for the February 10, 2022 meeting. Rob Martin seconded. Motion approved 5-0-0.

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex.

General Information

This request is located on the south side of Cherry Street, to the east of the intersection with Factory Street. It is zoned R-3 Small Lot Residential. To the north and west, it is zoned R-3 Small Lot Residential as well. To the south and east is a mix of R-3 and C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the site as Single Family Small Lot.

Parcel History

The house was originally built as a duplex prior to zoning, and was considered legal, non-conforming for the R-3 district. In 2019, the previous owner was looking to sell the property and notified the zoning department that the home had not been used as a duplex since 2017. Mitobo LLC is in the process of acquiring the site via sheriff sale.

Staff Analysis

The applicant would like to re-establish 413 Cherry Street as a duplex. This neighborhood is a mix of local commercial, single family, and duplex properties. During the 2020 zoning code update, duplex/triplex was added as a conditional use for the R-3 Small Lot Residential zoning district.

The house is on an alley that goes north/south along the east side of the property. The applicant has indicated they are going to install a parking pad in the rear of the property. For a duplex, they will need to install four (4) parking spots in the backyard.

Staff Recommendation

Staff recommends **approval of CU-03-2022 filed by the Mitobo, LLC, 15295 Township Rd 212, to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends approval of **Application for Conditional Use CU-03-2022 filed by the Mitobo, LLC to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

DISCUSSION

Jacob Mercer noted that he received one call from a neighbor about the project. They were just concerned where the parking would go on the site. Mayor Muryn said that this seemed like a straightforward request since it used to be a duplex previously.

Dan Clinger asked how big a project needed to be to determine if detention calculations are needed for review. Jeremy Kalb said that they require them once it is over 1000 square feet.

MOTION

Dan Clinger motioned to **approve CU-03-2022 filed by the Mitobo, LLC to convert 413 Cherry Street into a duplex subject to the following condition:**

- **The parking area and driveway must be paved**

2nd: Jackie Schroeder

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

2. APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.

CPC STAFF

General Information

This request is located on the south side of Melrose Avenue, east of Deer Ridge Drive and Norwood Drive. It is zoned I-1 Light Industrial in the northeast corner, and M-2 Multi-Family High Density. To the west is also zoned a mix of MH Mobile Home, M-2 Multi-Family High Density, R-3 Small Lot Residential, and R-4 Duplex/Triplex. To the north, it is zoned R4 Duplex/Triplex. To the east, it is zoned a mix of I-1 Light Industrial and C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD and Multi-Family

Parcel History

The site is currently vacant land.

Staff Analysis

In August 2021, the applicant went through a rezoning for the area. The site was rezoned from MH Mobile Home to I-1 Light Industrial for Lot 1, and M-2 Multi-Family High Density for Lots 2 & 3. This preliminary plat lays out the three lots and the right-of-way for the new public road to be constructed. This road, Lakota Drive, would connect the existing development with Melrose Avenue. Connections would be made to the roads at Willow Wood Avenue and Inglewood Avenue.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

ENGINEERING

Engineering does not have any concerns with the preliminary plat.
Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

DISCUSSION

Dan Stone was present on behalf of the applicant. Matt Cordonnier noted that this proposal was in keeping with the development plan for the entire area. This will add another access from the neighborhood to E. Melrose Avenue. Once this is completed, it will help the traffic flow in the neighborhood.

Dan Clinger asked if there was any discussion with the neighboring property to the south to get the full road completed. Dan Stone confirmed that the land to the southwest is under different ownership and there have not been discussions about that yet. Until they have a plan to develop, he could not imagine the owner would want to add the roadway. He confirmed that the plans for the road would be submitted in the coming weeks. Assuming the Preliminary Plat is approved, they will begin work on the Final Plat. Once they the final plat is approved, it will create the lots as shown and allow for them to finish submitting the work for the road. Matt Cordonnier asked if the road would be done in phases or not. Dan Stone said it would all be done at once. Jake Mercer asked if there was discussion to have a third connection for Lakota Drive at Fleetwood Avenue. Dan Stone said they looked at it, but with the two proposed connections, he did not feel like it was necessary.

Dan Clinger asked about the detention at the southeast corner of the site. Dan Stone said the pond in the area was developed with the entire site in mind. They will be adding a second pond to meet existing standards, to allow the second pond to release into the old pond.

Linda Morgan from Country Creek Home Owners Association, which is located south of the railroad tracks at the south of the property. She asked if the development would hurt the drainage in the area. Dan Stone confirmed that this would be a benefit to the area because it would allow additional capacity at the site.

Matt Cordonnier asked if they had any concerns about the southern stretch of Lakota Drive. He was concerned if the location would make development less desirable on the vacant site to the south. Dan Stone said that he was not concerned and that given the cul-de-sac at the end, things will not be hindered.

MOTION

Mayor Muryn motioned to **approve APPLICATION FOR PRELIMINARY PLAT #PP-01-2022 filed by Fernco Development Ltd and Norco Dev. Ltd, for Lakota Park.**

2nd: Dan Clinger

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

3. APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.

General Information

This request is located on the southeast corner of the intersection East Street and E. Main Cross Street. It is zoned C-3 Downtown Commercial and is surrounded by C-3 as well. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown Commercial.

Parcel History

The site had previously been the site of Golden Key Title Company. The building was demolished in 2021 and replaced with a stone parking lot.

Staff Analysis

The proposed site plan calls for the expansion of LaRiche Chevrolet Cadillac to construct an additional parking lot for their business. LaRiche Chevrolet Cadillac has added additional parking lots around the entirety of the site. The proposed parking lot expansion would be on lots 446-448. This will allow an additional fifty-one (51) parking spots on site.

Since this parking lot will be used for automotive sales, they would not have to comply with the landscaping requirements and decorative wall standards typically found in the C-3 district.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

ENGINEERING

Access –

The parking lot will be accessed from the alley that is located on the east side of the property as well as another alley on the south side.

Water Service –

No proposed water service

Sanitary Service –

No proposed sanitary service

Stormwater Management –

There is no change in the impermeable area so detention is not required. When the stone parking lot was installed during the construction of MLK, there was no change in the impermeable area from the previous condition.

MS4 Requirements –

The site will disturb 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:

- Curb Cut/ Drive Permit

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

DISCUSSION

Todd Jenkins was present on behalf of the applicant. Dan DeArment asked if there would ever be a requirement for landscaping if they sold to a different commercial use. Matt Cordonnier confirmed that there is no good way to catch this if they were to sell. He did confirm that the site is sloped down a bit, so in a way, it is screened a bit from the roadway. Mayor Muryn said that the Shade Tree Commission would be reaching out to the owner to add trees along the sidewalk. Jeremy Kalb said Shade Tree Commission started discussions last meeting, but they were still studying the site as to the best place for trees on the site.

Dan Clinger asked Mr. Jenkins if they did not need drainage calculations because they were not expanding the impervious. Mr. Jenkins confirmed that they did an overlay over the existing stone, so that is why they did not do the calculations.

Dan Clinger asked if they would be using the access near the intersection. Mr. Jenkins said they did not designate that as access to the site. Jeremy Kalb said during the MLK Bridge Project that the City requested that they add them, in cases of emergencies, to get cars in/out of the site. He also said that he would like to keep the curb cut since it was newly added. John LaRiche said that they would be parking vehicles in front, so cars would not be able to utilize that once they have inventory on the site.

MOTION

Mayor Muryn motioned to **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2022 filed by LaRiche Chevrolet Cadillac, for a new parking lot at 301 E. Main Cross Street.**

2nd: Rob Martin

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.

CPC Staff

General Information

This request is located on the northwest corner of the intersection of Western Avenue and W. Lincoln Street. The site is zoned I-2 Heavy Industrial. To the west is zoned I-2 Heavy Industrial. To the east is an R-3 Small Lot Residential neighborhood. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use District.

Parcel History

The site has changed ownership over the years. BP Oil owned the site in the 1990's, and had six storage tanks on site at one point. They had constructed a 40'x 100' building, which was demolished in 2020.

Staff Analysis

Mr. Lammers has proposed to build three storage buildings on the site. There will be two buildings measuring 115'x 20', and one 115'x 30' building. They would be located outside the building line of the old building. The proposal calls for the site to have access both onto W. Lincoln Street and onto Western Avenue. Staff would like to have the entrance onto Western Avenue closed.

There is a row of fifteen (15) shrubs and two (2) trees. Staff has concerns this is not adequate screening for the residential neighborhood across Western Avenue. Along Western Avenue, staff would like to see Level 3 screening, Option 2, which states five (5) deciduous trees, five (5) evergreen trees, and ten (10) evergreen shrubs per one hundred (100) lineal feet.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue with the following conditions:**

- **Remove the curb cut onto Western Avenue**
- **Use Level 3, Option 2 screening along Western Avenue**

ENGINEERING

Access –

The site will access from the existing drive off Western Avenue and a proposed drive onto the unimproved W. Lincoln Street. With the location of the existing drive we would like to see that driveway eliminated and the proposed drive onto W. Lincoln Street be utilized as the site access. Since the existing drive is crossing a set of tracks and the proposed drive lines up with Lincoln

Street, we would like to have the existing driveway eliminated and the landscaping extended to the north.

Water Service –
No proposed water service

Sanitary Service –
No proposed sanitary service

Stormwater Management –
Detention calculations have been submitted and approved. A new detention pond will be installed on the south end of the property.

MS4 Requirements –
The site will disturb 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:

- Curb Cut/ Drive Permit x2

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.**

- **Remove the curb cut onto Western Avenue**
- **Use Level 3, Option 2 screening along Western Avenue**

DISCUSSION

Dan Stone was present on behalf of the applicant. He said that he shared concerns about the access onto the site and would like to keep the second access if possible. Dan DeArment asked if they did not expect a lot of traffic, why did they need the second access. Dan Stone said while the amount of traffic should be minimal, they would like to keep the access to allow better flow in/out of the site. With people bringing trailers on the site, the second access option will help cars get in/out of the site.

Mayor Muryn asked if they would be improving both the access points if the site plan were approved. Dan Stone said they would be happy to work with the City to get a clean access onto the site from Western Avenue.

Rob Martin asked Jeremy Kalb about who owned the railroad. Mr. Kalb noted it was part of Norfolk-Southern's line to get to Cooper Tire. He said that the access is technically in the railroad

right-of-way, so the railroad would need to approve all the improvements. It is not a simple fix, and Western Avenue has been renovated recently, which would make this a big project for one entrance. The tracks are set below the curb, which makes it tougher to deal with as well. Mr. Lammers noted that the gutter pan is set down, so it makes it hard for vehicles to cross the tracks currently. He would like to flatten out the gutter pan, to make it level in the area. The gutter generally flows downhill to the north. As the water comes down, they would install an interceptor so that it would not affect the flow. Rob Martin asked Jeremy Kalb if they could feasibly do this. Mr. Kalb said that was not concerned with that, but he did have concerns of the work. A new crown would be perpendicular to the roadway, but he was concerned that snowplows will have issues with this fix. They would need to get a railroad permit to do the work at the location.

Matt Cordonnier said that railroads are notoriously slow with dealing with issues. Mr. Lammers said that he has a contact with Norfolk-Southern and they were aware of the proposed project.

Mr. Clinger asked why they needed a 42-foot entrance along Western Avenue. Dan Stone said that with the work along the railroad, it would be brought down to a 25 foot width entrance. They would update the drawing to reflect that.

Mayor Muryn asked if they could put in a condition about getting the work done in a timely manner. While she was not opposed to the idea of the second entrance onto Western, she was skeptical that they could get approval from the railroad to complete the work to improve the entrance. She noted that it took six years to get approval for improving the intersection of Western and Sandusky Street. Dan Stone said in his experience that there are different review processes for the intersection versus an at-grade crossing. With the CPC review process, they have twelve months to file for permits, so it gives them time to make arrangements.

Dan Clinger asked if the property to the west wanted to develop the site, would the City have to extend Lincoln Street. Matt Cordonnier noted that the property owner would have to pay for the street to be extended. Rob Martin asked if the street would have to be updated to look more like a street rather than a parking lot. Mr. Lammers said that he owned the property to the south and utilized the street as parking for his business. He would not be opposed to those updates.

Dan DeArment asked about the alleyway on the north and west of the site. Dan Stone said that these were probably part of the old platted subdivision, but were never improved. Matt Cordonnier added that they could request to vacate the alleyway to give them half the alleyway.

Dan Clinger asked if the site would be fenced or secured. Dan Stone said that it would not. Matt Cordonnier said his staff discussed this, but that most storage units were not fenced in.

Erik Atkins added that the City code does not allow for gravel to be utilized. Jeremy Kalb said that as a part of the process they would be expected to pave the access onto Lincoln Street as part of the approval of the plan.

MOTION

Mayor Muryn motioned to **approve of APPLICATION FOR SITE PLAN REVIEW #SP-04-2022 filed by Charles A. Lammers, for a self-storage facility at 620 Western Avenue.**

- **Use Level 3, Option 2 screening along Western Avenue**

- **Road and access on Lincoln Street must be paved**

2nd: Jackie Schroeder

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.

CPC Staff

General Information

This request is located on the south side of E. Sandusky Street between Williams Street and W. Sawmill Road. The site is zoned O-1 Office/Institution. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

The site was part of a PUD called Anderson Estates, which was created in 2001. The dentist office at 1401 E. Sandusky Street was split from this parcel in 2003. It is a vacant field.

Staff Analysis

The proposal calls for a 4811 square foot dental office to be constructed on the site. The parking lot would accommodate a total of 39 parking spots, well above the amount required. The photometric plan has been submitted and meets requirements. Elevations for the site show that the peak of the building is below the height standard.

The landscaping plan shows that there will be a mound at the southern end of the site. This will include six (6) shrubs and five (5) spruce trees to provide screening from the residential to the south. There will also be five (5) deciduous trees around the corners of the parking lot. Eight (8) shrubs will go around the dumpster enclosure.

The original plat for the area showed only one access point from the site to E. Sandusky Street, utilizing the stub from 1401 E. Sandusky Street. The proposed site plan shows one point of access onto E. Sandusky, and a connection onto the stub on 1401 E. Sandusky Street. Due to the number of curb cuts onto E. Sandusky Street, staff would prefer the site utilize the existing driveway and intersection at the intersection with W. Sawmill Road.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.**

ENGINEERING

Access –

The site will be installing a new drive off Sandusky Street as well as utilizing a parking lot connection with the property to the east.

Water Service –

New ¾” domestic waterline is proposed to be installed on the west side of the building. Contractor will need to coordinate with the City of Findlay on the waterline tap, the service line may need drilled under the driveway.

Sanitary Service –

A new sanitary sewer lateral is shown to tie into the existing 12” sanitary sewer that is located on the south side of Sandusky Street.

Stormwater Management –

This site will be utilizing the regional detention pond that was constructed during the 10th Addition of Hunters Creek. The regional pond is located at the SW corner of Lincoln and Remington.

MS4 Requirements –

A SWPPP plan has been included in the site drawings and it complies 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:

- Water Permit
- Sanitary Permit
- Storm Permit
- Curb Cut/ Drive Permit
- Sidewalk Permit

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street.**

DISCUSSION

Dan Stone was present on behalf of Anderson Dental. He clarified that the landscape mound on the south had trees, not bushes as noted in the staff comments. The residential will be screened as a result. With regards to the access, they would prefer to have two access points, because of the drop-off lane. The turn would be tight if there was only one access point onto the site.

Mayor Muryn said that she would like to see an access agreement onto the property to the east. Dan Stone noted that the property to the east has been sold, so it is two separate entities owning each parcel. Mayor Muryn asked if the neighbor to the east is okay with the shared access onto E. Sandusky Street. Dan Stone said that it had already been set up so he could not speak to their knowledge on it, but it had been recorded.

Brad Warren represented the neighbor to the east. He was unaware of the easement, and that his client would likely be unsupportive. Dan Stone reiterated that it had been recorded, so it is already established. Mr. Warren noted that his client is a competitor to the proposed dentist office and worried that there would be confusion if they had shared access.

Mayor Muryn said she would like to see a condition that the deed and easement be submitted to confirm it is in place. Matt Cordonnier clarified that easements are enforced civilly, so while they could submit the documents, we would not render a decision that the documents are correct.

Dan Stone asked the Commission if they would like to revise the site plan to remove the access onto the easement. Mayor Muryn wanted to keep the access onto the site because it would allow for internal traffic to find its way more safely onto E. Sandusky Street.

Dan Clinger asked if the slope on to the site would have any issue with the power poles near the entrance. Dan Stone said that it would not be an issue for the sidewalk and the entryway.

MOTION

Mayor Muryn motioned to **approve the APPLICATION FOR SITE PLAN REVIEW #SP-05-2022 filed by Anderson Dental, for a dentist office at 1301 E. Sandusky Street with the following condition:**

- **A copy of the access easement is submitted**

2nd: Dan DeArment

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

After the vote, Mayor Muryn adjourned the meeting.



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840
RE: Second Capital Improvement Appropriation of 2022

March 30, 2022

Dear Council Members:

I would like to use the Second Capital Improvement allocation of the year to get funds transferred into Capital Projects for startup money, as well as some additional equipment for departments.

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

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 38,000
TO: Police #21012000-other	\$ 38,000
FROM: CIT Fund – Capital Improvements Restricted Account	\$ 360,000
TO: CR212/ CR236 Widening, (32864600)	\$100,000
TO: HAN-Greenway Trail Phase II PID109009, (31993800)	\$ 70,000
TO: Rapid Flashing Beacon at High School, (32821300)	\$ 15,000
TO: HAN-Interstate and FHS Trails PID115232, (32821400)	\$ 20,000
TO: Salt Barn Roof, (311921500)	\$ 65,000
TO: Cemetery Fence, (31921600)	\$ 90,000
FROM: Sewer Fund	\$40,000
TO: W. Lincoln Street Storm Sewer, (35521700)	\$ 20,000
TO: Washington Street Storm Sewer Upgrades, (35512100)	\$ 20,000

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

SECOND APPROPRIATION REQUEST

Appropriate Funds - Departments

From	CIT Fund - Capital Improvements Restricted Account	\$ 38,000	
To	POLICE - 21012000 - Other	\$ 38,000	
	Replacement of Computer Forensic Equipment		\$ 38,000

Appropriate Funds - Projects

From	CIT Fund - Capital Improvements Restricted Account	\$ 360,000	
To	CR212/ CR236 Widening, (32864600)		\$ 100,000
To	HAN-Greenway Trail Phase II PID109009, (31993800)		\$ 70,000
To	Rapid Flashing Beacon at High School, (32821300)		\$ 15,000
To	HAN-Interstate and FHS Trails PID115232, (32821400)		\$ 20,000
To	Salt Barn Roof, (31921500)		\$ 65,000
To	Cemetery Fence, (31921600)		\$ 90,000

From	Sewer Fund	\$ 40,000	
To	W. Lincoln Street Storm Sewer, (35521700)		\$ 20,000
To	Washington Street Storm Sewer Upgrades, (35512100)		\$ 20,000

Honorable City Council
Findlay, OH 45840

March 31, 2022

RE: Utility Location Pickup Replacement- 25048000

Dear Council Members,

Recently the pickup truck that is used for marking out sewer lines has blown an engine, and is currently inoperable. The truck was transported to Ford for evaluation and along with the blown engine, Ford found that there were also a couple of other mechanical problems. After the evaluation, Ford recommended to Sewer Maintenance that the truck be totaled and a new truck will need to be purchased. Sewer Maintenance also had the truck evaluated by Northside Auto and Truck Service to see if there was anything that could be done, and after evaluations Northside Auto recommended the same thing. The purchase of a replacement for this truck is schedule for 2023, to ensure that Sewer Maintenance can operate a full capacity, it is at best interest to move the purchase of the new truck to 2022.

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

FROM: Sewer Fund	\$ 50,000
TO: Sewer Maintenance-25048000-other Replace Utility Location Pickup	\$ 50,000

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

Honorable City Council
Findlay, OH 45840

March 31, 2022

RE: VHF Radio System, Project No. 31983000

Dear Council Members,

The City of Findlay Police Department is wrapping up the VHF Radio project and there is one last item that is needed to complete the project. Our current contractor, TSC Communications Inc., will need to extend the existing fiber lines to the North and South Water Towers. In order to accomplish this, a new underground line will be bored on the edge of the roadway and will also need to cross under a set of railroad tracks. TSC Communications has provided the City of Findlay with a quote of \$93,375 to complete the work. The quoted price will exceed the original bid specs and is greater than the \$50,000 threshold.

Since TSC Communications Inc. is currently working on the VHF Radio project it is desired to use their services to complete the additional work, so that the project can be completed in a timely manner.

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 TSC Communication Inc., 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

Honorable City Council
Findlay, OH 45840

March 31, 2022

RE: Replacement of 2012 ¾ Ton Pickup Truck
Resolution to Transfer Funds

Dear Council Members,

As part of Ordinance 2022-017 money was appropriated for the replacement of a 2012 ¾ Ton Pickup Truck. When the allocated money was appropriated into the account, it was transferred to the wrong Sewer account. The \$60,000 was appropriated into Sewer Maintenance, but it needs to be placed into the Water Pollution Control account to ensure everything is tracked properly.

At this time I would like to have a resolution to transfer the \$60,000 from the Sewer Maintenance account to the Water Pollution Control account.

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

FROM: Sewer Maintenance- 25048000-Other	\$ 60,000
TO: Water Pollution Control- 25061000- other Replace 2012 ¾ Ton Pickup Truck	\$ 60,000

If you have any questions, please feel free to contact myself or the Mayor.

Sincerely,



Jeremy Kalb
City Engineer

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



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
CITY ENGINEER

Honorable City Council
Findlay, OH 45840

March 31, 2022

RE: Purchase of Five Single Axle Dump Trucks

Dear Council Members,

As discussed in the March 24th Appropriation Meeting, the City has an opportunity to secure and purchase five (5) single axle dumps trucks at the current price. In the 10 year Capital Improvements Plan, five dumps trucks were slated to be purchased in the upcoming years, and inflation of the trucks and the equipment is expected to raise 8-9% yearly over the upcoming years. At this time we feel it would be desirable to lock in the current price of the trucks and purchase them prior to any additional inflation.

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

FROM: General Fund-	\$ 955,000
TO: Street Department- 22040000-Other Single Axle Dump Trucks	\$ 955,000

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

Honorable City Council
Findlay, OH 45840

March 31, 2022

RE: Downtown Recreation Area, Project No. 31913700

Dear Council Members,

On December 17th, the City of Findlay accepted Request for Qualifications (RFQ) for consultants to develop plans for a park and recreation area within the Phase II Benching of the Blanchard River. From the RFQ process Strand & Associates have been selected to conduct the design of the Downtown Recreation Area.

The design of the Downtown Recreation Area could take up to a year to develop and it would be desirable to develop these plans as soon as possible so that the designed topography of the area can be implemented as part of the Phase II Benching Project. At this time I would like to appropriate funds, so that Strand & Associates can get started on the design on the Recreation Area in a timely manner.

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

FROM: CIT Fund- Capital Improvements Restricted Account	\$ 100,775
TO: Downtown Recreation Area, Project No. 31913700	\$ 100,775

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



Committee Members:

- Jeff Wobser, at-large – Committee Chair
- Randy Greeno, at-large
- Dennis Hellmann, ward 2
- Grant Russel, at-large
- Beth Warnecke, ward 3
- Mayor Christina Muryn
- Jim Staschiak, Auditor

Staff:

- Rob Martin - SSD
-
-
-

Guests:

Matt Cordman, Holly Frishe

Meeting Start Time: 6:00 PM

Meeting End Time: 6:45 PM

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

1. Update on the strategic planning process
2. Community Outreach Team meeting information

Adjournment

Jeff Wobser, Strategic Planning Committee Chair

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

The **STRATEGIC PLANNING COMMITTEE** met on March 15, 2022 to provide an update on the strategic planning process and to provide Community Outreach Team meeting information.

We recommend: *continue to move forward with
The strategic planning process.
Next meeting is on April 5th 6:00 PM
Council Chambers.*

Aye Nay *J. Wobser*
Jeff Wobser, Chairman

Aye Nay ABSENT
Randy Greeno

Aye Nay *Dennis Hellmann*
Dennis Hellmann

Aye Nay *Grant Russel*
Grant Russel

Aye Nay *Beth Warnecke*
Beth Warnecke

Aye Nay *Christina M. Muryn*
Mayor Muryn

Aye Nay *Staschak*
Auditor Staschak

LEGISLATION: _____

DATE: March 15, 2022

COMMITTEE: STRATEGIC PLANNING

Committee Members:

- Jeff Wobser, at large – Committee Chair
- Randy Greeno, at-Large
- Jim Niemeyer, Ward 6
- Josh Palmer, Ward 7
- Beth Warnecke, Ward 3

Staff:

- James Staschiak, City Auditor
- Christina Muryn, Mayor
- Rob Martin, Service-Safety Director
- Donald Rasmussen, Law Director
- Jeremy Kalb*

Meeting Start Time: 6:30 PM

Guests:

Dave House

Meeting End Time: _____

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

1. Purchase of trucks.

Lock in pricing with 2022 pricing for delivery in Aug. 2023

Adjournment



Jeff Wobser, Appropriations Committee Chair

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss the purchase of trucks.

We recommend *purchase of five (5) single axel
* dump trucks and to pay for
them out of The General Fund.*

X

Aye Nay *J. Wob*
Jeff Wobser, Chairman

Aye Nay *Randy Greeno*
Randy Greeno

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Aye Nay *Josh Palmer*
Josh Palmer

Aye Nay *Absent*
Beth Warnecke

APPROPRIATIONS COMMITTEE

DATE: March 24, 2022

LEGISLATION _____

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
APRIL 5, 2022**

ORDINANCE NO. 2022-015 (*2021 Ordinances/Resolutions changes*) **requires three (3) readings** ***third reading***
AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-018 (*Riverside Pool operations via Findlay YMCA*) **requires three (3) readings** ***third reading***
AN ORDINANCE AUTHORIZING THE MAYOR AND/OR DIRECTOR OF PUBLIC SERVICE-SAFETY OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH THE FINDLAY YMCA TO OPERATE THE RIVERSIDE SWIMMING POOL FACILITY AND ASSOCIATED YMCA PROGRAMS FOR PUBLIC AND RECREATIONAL USE FOR THE CITY OF FINDLAY FOR THE 2022-2024 SEASONS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-019 (*Water Meter System Replacement*) **requires three (3) readings** ***second reading***
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS, WHERE REQUIRED, AND ENTER INTO CONTRACTS FOR CONSTRUCTION, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2022-022 (*Marathon Solar Panel Field*) **requires three (3) readings** ***second reading***
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO SIGN THE NECESSARY PAPERWORK TO TRANSFER OWNERSHIP OF MARATHON PETROLEUM COMPANY LP'S SOLAR PANEL FIELD THAT WAS BUILT ON THE CITY OF FINDLAY'S WATER POLLUTION CONTROL CENTER'S CAMPUS.

City of Findlay

Office of the Director of Law

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

Donald J. Rasmussen
Director of Law

APRIL 5, 2022

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, APRIL 5, 2022 MEETING.

RESOLUTIONS

- 011-2022 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS, AND DECLARING AN EMERGENCY.
- 012-2022 A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES

- 2022-023 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2022-024 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO PARTNER WITH HANCOCK COUNTY BY ENTERING INTO A PARTNERSHIP AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY HOUSING IMPACT AND PRESERVATION (HEREINAFTER REFERRED TO AS "CHIP") PROGRAM FOR THE PURPOSE OF ADDRESSING LOCAL HOUSING NEEDS WITHIN HANCOCK COUNTY, OHIO, AND DECLARING AN EMERGENCY.
- 2022-025 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS, WHERE REQUIRED, AND ENTER INTO CONTRACTS FOR VARIOUS PROJECTS, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.
- 2022-026 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2022-027 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 WITH TSC COMMUNICATIONS, INC. TO EXTEND THE CITY OF FINDLAY'S EXISTING FIBER LINES TO THE NORTH AND SOUTH WATER TOWERS, AND DECLARING AN EMERGENCY.
- 2022-028 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2022-029 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACTS WITH STRAND & ASSOCIATES FOR THE DESIGN OF THE DOWNTOWN RECREATION AREA PHASE II BENCHING OF THE BLANCHARD RIVER, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 011-2022

A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS, AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED 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 required formal advertising and bidding processes were strictly adhered to pursuant to §735.051 of the Ohio Revised Code, however, no such formal bids were received.

SECTION 2: In furthermore of the project, the City sought out an outside contractor and is desirous of granting the aforementioned project to said contractor beyond the normal formal advertising and bidding processes so that this project may proceed expeditiously.

SECTION 3: That the Auditor of the City of Findlay, Ohio is hereby authorized to transfer the following sums to the following accounts and/or projects:

FROM:	Sewer Maintenance #25048000-other	\$ 60,000.00
TO:	Water Pollution Control #25061000-other	\$ 60,000.00
	Replace 2012 ¾ ton pickup truck	

SECTION 4: That this Resolution 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 contractor beyond the normal formal advertising and bidding processes in order to for a replacement pickup truck to be purchased.

WHEREFORE, this Resolution 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 _____

RESOLUTION NO. 012-2022

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

WHEREAS, Ohio Revised Code 5705.41(D) provides that if expenditures are incurred by a municipality without a purchase order, within thirty (30) days, the municipality must approve said expenditures.

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

SECTION 1: That the expenditures set forth on the attached list identified as "Exhibit A" which are identified by the appropriate voucher on previously appropriated funds be and the same are hereby approved, all in accordance with Ohio Revised Code 5705.41(D)

SECTION 2: This Resolution 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 _____

VENDOR	VOUCHER	ACCOUNT	DEPARTMENT NAME	AMOUNT	REASON FOR EXPENSE	WHY
ROBISON, CURPHEY, & OC'CONNELL, LLC	237605	21005000-441402	LAW DIRECTOR	\$ 7,735.43	LEGAL COUNSEL	NO PURCHASE ORDER PREPARED
DAY REPORTING	237673	21005000-441400	LAW DIRECTOR	\$ 3,200.00	DEPOSITION TRANSCRIPTS	NO PURCHASE ORDER PREPARED

ORDINANCE NO. 2022-023

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	General Fund (donation)	\$ 340.00
TO:	Fire Department #21014000-other	\$ 340.00

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 said funds to the City of Findlay Fire Department so that donated funds may be utilized,

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. 2022-024

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO PARTNER WITH HANCOCK COUNTY BY ENTERING INTO A PARTNERSHIP AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY HOUSING IMPACT AND PRESERVATION (HEREINAFTER REFERRED TO AS "CHIP") PROGRAM FOR THE PURPOSE OF ADDRESSING LOCAL HOUSING NEEDS WITHIN HANCOCK COUNTY, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, Council and the Administration have reviewed such proposal and do desire to ratify and adopt said agreement.

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 be and she hereby is authorized to partner with Hancock County by entering into a Partnership Agreement for the administration of the Community Housing Impact and Preservation Program, a copy of said draft agreement is attached hereto and made a part hereof as though fully rewritten herein, marked "Exhibit A".

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 enter into said partnership with Hancock County, and also enter into said agreement with CHIP, so that various housing needs of low to moderate income residents of Hancock County may be addressed,

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. 2022-025

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS, WHERE REQUIRED, AND ENTER INTO CONTRACTS FOR VARIOUS PROJECTS, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Service-Safety Director and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to advertise for bids where necessary pursuant to law and enter into contracts for construction of various projects as set forth in the Capital Improvements Program for year 2022.

SECTION 2: That to pay for the costs of said equipment purchases and project construction, there is hereby appropriated and transferred the following sums:

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 38,000.00
TO: Police #21012000-other	\$ 38,000.00
FROM: CIT Fund – Capital Improvements Restricted Account	\$ 360,000.00
TO: CR 212/CR 236 Widening #32864600	\$ 100,000.00
TO: HAN-Greenway Trail Phase II PID109009 #31993800	\$ 70,000.00
TO: Rapid Flashing Beacon at High School #32821300	\$ 15,000.00
TO: HAN-Interstate and FHS Trails PID115232 #32821400	\$ 20,000.00
TO: Salt Barn Roof #311921500	\$ 65,000.00
TO: Cemetery Fence #31921600	\$ 90,000.00
FROM: Sewer Fund	\$ 40,000.00
TO: W. Lincoln Street Storm Sewer #35521700	\$ 20,000.00
TO: Washington Street Storm Sewer Upgrades #35512100	\$ 20,000.00

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 appropriate and transfer said funds so that the aforementioned projects 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. 2022-026

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:

FROM:	Sewer Fund	\$ 50,000.00
TO:	Sewer Maintenance #25048000-other	\$ 50,000.00
	Replace Utility Location Pickup	

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 a replacement pickup truck to be utilized within the City of Findlay Sewer Maintenance Department may be purchased.

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. 2022-027

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 WITH TSC COMMUNICATIONS, INC. TO EXTEND THE CITY OF FINDLAY'S EXISTING FIBER LINES TO THE NORTH AND SOUTH WATER TOWERS, 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 with TSC Communications, Inc. to extend the City of Findlay's existing fiber lines to the north and south water towers.

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 with TSC Communications, Inc. so that they may extend the City of Findlay's existing fiber lines to the north and south water towers.

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. 2022-028

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:

FROM:	General Fund	\$ 955,000.00
TO:	Street Department #22040000-other Single Axle Dump Trucks	\$ 955,000.00

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 five (5) single axle dump trucks may be purchased and be utilized within the City of Findlay Street Department.

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. 2022-029

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACTS WITH STRAND & ASSOCIATES FOR THE DESIGN OF THE DOWNTOWN RECREATION AREA PHASE II BENCHING OF THE BLANCHARD RIVER, APPROPRIATING AND TRANSFERRING FUNDS, 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 enter into a contract or contracts with Strand & Associates for the design of the Downtown Recreation Area Phase II benching of the Blanchard River.

SECTION 2: That the following sums be and the same are hereby appropriated:

FROM: CIT Fund – Capital Improvements Restricted Account \$ 100,775.00
TO: Downtown Recreation Area, *Project No. 31913700* \$ 100,775.00

SECTION 3: That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to authorize entering into a contract or contracts with Strand & Associates, as well as appropriate and transfer funds, so that said benching project may begin.

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 _____