

**FINDLAY CITY COUNCIL MEETING AGENDA  
DECEMBER 6, 2022**

**REGULAR SESSION**

**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 November 15, 2022 Regular Session City Council meeting minutes.

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

**PROCLAMATIONS:** none

**RECOGNITION/RETIREMENT RESOLUTIONS:** none

**PETITIONS:** none

**ORAL COMMUNICATIONS:** none

**WRITTEN COMMUNICATIONS:** none

**REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:**

**Board of Zoning Appeals minutes** – October 13 2022.

**Service-Safety Director Martin – Airport Fuel budget appropriation**

Due to the high volume of jet fuel sales at the Findlay Airport, an additional appropriation of eighty thousand dollars (\$80,000.00) to supplement the Airport's budget through year end is being requested. This appropriation of funds will allow for the Airport to continue buying fuel for resale. Higher than usual cargo operations at the Airport has driven the need to have adequate jet fuel volume on hand to meet demand. Legislation to appropriate funds is requested. Ordinance No. 2022-133 was created.

FROM:	Airport Fund	\$ 80,000.00
TO:	Findlay Airport #25010000-other	\$ 80,000.00

**City Engineer Kalb – HAN-Greenway Trail Phase II, PID109009, Project No. 31993800**

Ordinance No. 2022-025 authorized a bid opening to be held for this project on November 15, 2022. Bids were received from two (2) potential contractors with the bid amounts ranging from \$2,749,736.00 to \$2,931,288.85. The lowest and best bid was received from Helms & Sons Excavating, Inc. of Findlay, Ohio. The project is included in the 2022 Capital Improvements Plan and will be using grant funding that the City received from the Ohio Department of Transportation (ODOT). The grant funds are through the Transportation Alternative Plan (TAP) and will be used to cover eighty percent (80%) of the construction costs up to two million two hundred thousand dollars (\$2,200,000). Legislation to appropriate TAP Funds into the project, as well as the City's match portion of the construction costs, as well as provide a contingency for the project is requested. In order to maintain the schedule that is required for the funding, this ordinance needs to be approved at the December 20, 2022 Council meeting. Ordinance No. 2022-134 was created.

FROM:	ODOT Transportation Alternatives Plan Funds	\$ 2,200,000.00
TO:	HAN-Greenway Trail Phase II, PID109009, Project No. 31993800	\$ 2,200,000.00

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 660,000.00
TO:	HAN-Greenway Trail Phase II, PID109009, Project No. 31993800	\$ 660,000.00

**City Engineer Kalb – HAN-Blanchard/Lincoln Bike Lanes, Project No. 32876000**

Construction of the Blanchard/Lincoln project was completed in late 2021, but the project is currently left open to allow the Design Consultant to perform a traffic study of the new configuration of Blanchard Street. The current purchase order with the consultant has enough funds to cover the cost of traffic study. Since the project is idle until the traffic study is completed, it would be beneficial to de-appropriate any available funds back into the CIT Fund for use on other projects. Ordinance No. 2022-135 was created.

FROM:	HAN-Blanchard/Lincoln Bike Lanes, Project No. 32876000	\$ 55,901.93
TO:	CIT Fund – Capital Improvements Restricted Account	\$ 55,901.93

**City Income Tax Monthly Collection Report** – November 2022.

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

The City of Findlay has received grant monies in the amount of \$14,780 from the annual Community Park Improvement Program Grant through the Hancock Park District. The grant funds will be used for restoration of Riverside Pool Bath House. The restoration will include removing loose and defective mortar joints, power washing the building, and tuck and point work on all defective mortar joints, then sealing the building. The work will be performed by a local contractor. Legislation to appropriate funds is requested. Ordinance No. 2022-136 was created.

FROM:	HPD Grant	\$ 14,780.00
TO:	HPD Grant 2023 #31926400-other	\$ 14,780.00

**City Engineer Kalb – South Main Street and Crawford Street intersection upgrade, project no. 32823200**

Due to long lead times on traffic poles and equipment, funds are requested to be appropriated into this project to purchase the material needed for the upgrades. Once a defined delivery date for the material is determined, the intersections projects will be sent out to bid for installation in the third quarter 2023. By purchasing the material ahead of time will ensure that projects can be completed in a timely manner. Legislation to appropriate and transfer funds is requested. Ordinance No. 2022-137 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 100,000.00
TO:	South Main Street & Crawford Street Intersection Upgrade, <i>Project No. 32823200</i>	\$ 100,000.00

**City Engineer Kalb – South Main Street and Hardin Street intersection upgrade, project No. 328232100**

Due to long lead times on traffic poles and equipment, funds are requested to be appropriated into this project to purchase the material needed for the upgrades. Once a defined delivery date for the material is determined, the intersections projects will be sent out to bid for installation in the third quarter 2023. By purchasing the material ahead of time will ensure that projects can be completed in a timely manner. Legislation to appropriate and transfer funds is requested. Ordinance No. 2022-138 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 120,000.00
TO:	South Main Street & Hardin Street Intersection Upgrade, <i>Project No. 32823100</i>	\$ 120,000.00

**City Planning Commission minutes** – November 10, 2022; **agenda** – December 8, 2022.

**COMMITTEE REPORTS:**

The **STRATEGIC PLANNING COMMITTEE** met on November 15, 2022 to review the information gathered from the business survey, incorporate that information into Section 6 of the strategic plan and finalize, review remainder of the draft plan and approve to be used at the open house (copy attached).

*We recommend to approve goal 6 as amended and discussed to be included in the draft document.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 031-2022** (*AIP-34 project*) **requires three (3) readings** *third reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 032-2022** (*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. 2022-110** **requires three (3) readings** *tabled after 2<sup>nd</sup> reading during the October 18, 2022 City Council meeting*  
(*amendments to Findlay Zoning Code (dollar/thrift stores)*)  
AN ORDINANCE REPEALING SECTIONS 1135.03, 1137.071, 1143.03, AND 1174 OF THE CURRENT ZONING CODE AND IN ITS PLACE, ENACTING THE SAME AMENDED SECTIONS OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2022-121** (*ARPA funds – demolition project*) **requires three (3) readings** *third reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-123** (*ODOT FY23 Resurfacing – Bright Rd Phase III*) **requires three (3) readings** *third reading*  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE RESURFACING OF BRIGHT ROAD FROM FOSTORIA AVENUE TO PRODUCTION DRIVE, PROJECT NO. 32822000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-125** (*CSO Long Term Control Plan (LTCP) Amendment*) **requires three (3) readings** *third reading*  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT WITH STRAND ASSOCIATES, INC. FOR THE FLOW MONITORING AND DATA COLLECTION PORTION OF THE WATER POLLUTION CONTROL CENTER LONG TERM CONTROL PLAN AMENDMENT, PROJECT NO. 35626200, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-126** (*HAN-Interstate and FHS Trails PID115232 (32821400)*) **requires three (3) readings** *third reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-127** requires three (3) readings *second reading*  
(Reservoir Transfer Line Rehab Water & Wastewater Infrastructure Grant)  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-128** requires three (3) readings *second reading*  
(Mardic Investments, Inc. annexation (020001025344 south of CR 99) – accept & approve the annexation) requires three (3) readings  
AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 36, T2N, R10E, A TRACT OF LAND CONSISTING OF 3.978 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).

**ORDINANCE NO. 2022-129** requires three (3) readings *second reading*  
(Mardic Investments, Inc. annexation (parcel no. 020001025344 south of CR 99) - rezone  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS M-2 MULTI-FAMILY HIGH DENSITY (HEREINAFTER REFERRED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).

**ORDINANCE NO. 2022-132** (amendment to DORA hours) requires three (3) readings *first reading*  
AN ORDINANCE AMENDING ORDINANCE NO. 2021-009 TO CHANGE THE HOURS OF OPERATION FOR THE DESIGNATED OUTDOOR REFERESHMENT AREA (D.O.R.A.), AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-133** (Airport fuel appropriation) requires three (3) readings *first reading*  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-134** (HAN-Greenway Trail Phase II) requires three (3) readings *first reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-135** (HAN-Blanchard/Lincoln Bike Lanes) requires three (3) readings *first reading*  
AN ORDINANCE DE-APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-136** (HPD Community Park Improvement Program grant) requires three (3) readings *first reading*  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-137** (S Main St and Crawford St intersection upgrade) requires three (3) readings *first reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-138** (South Main Street and Hardin Street intersection upgrade) requires three (3) readings *first reading*  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**UNFINISHED BUSINESS:**

**OLD BUSINESS**

**NEW BUSINESS**

# Board of Zoning Appeals

## October 13, 2022

***NO AUDIO RECORDING AVAILABLE FOR THIS MEETING.***

**Members present:** Chairman, Phil Rooney; Sarah Gillespie; Brody Yingling and Alex Treece.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

This case was removed from the table.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-13-2022-63163**  
**Address: 1200 Glen Meadow Drive**  
**Zone: R-1 Large Lot Residential**

Filed by Jordan Kolhoff, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a proposed 6-foot high privacy fence at 1200 Glen Meadow Drive. The applicant is proposing to build a 6-foot high privacy fence that will be built at the Heather Drive right-of-way. This section allows for a 4-foot high fence, that must be 50-percent open for the average setback of 32.5-feet from the Heather Drive right-of-way.

The property is situated on a unique corner at the intersection of Heather Drive and Glen Meadow Drive. Typically, this lot would be more square, and back-to-back to an adjacent parcel. If the lot was your typical corner lot, the setback would have been 15-feet, that of a street side yard. However, that is not the case and the corner bends into the neighboring properties front yards, making for an averaged 32.5-foot setback.

In the board members packet, there was a photo showing where the front building line of the neighbor at 1209 Heather Drive would extend if a straight line was drawn. The building line of the neighbor is where the city would prefer the fence to be located within. The city is opposed to the request as listed.

Mr. Jordan Kolhoff, owner of 1200 Glen Meadow Drive, was sworn in.

Conversation took place between Mr. Kolhoff and the board members.

Mr. Rooney stated he would not want the fence up that close but does not feel it needs to go back that far. He suggested to get measurements and come back to the next month meeting.

Ms. Gillespie agreed with Mr. Rooney.

Mr. Kolhoff asked if he was to get the measurements?

Mr. Adkins stated he would set up a date with him to come out and do the measurements.

Mr. Rooney made a motion to table the case until November meeting.

Brody Yingling seconded the motion.

Motion approved to table this case until November 10, 2022 BZA meeting, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-19-2022-63297**

**Address: 153 Southcliff Drive**

**Zone: R-1 Large Lot Residential**

Filed by Floyd Bailey, regarding a variance from section 1161.01(D)(2) of the City of Findlay Zoning Ordinance for a new accessory structure at 153 Southcliff Drive. The applicant has built a 20x20 new shed that is 3-feet from the rear property line. This section requires a 5-foot setback from the rear property line.

The owner obtained the permit ahead of constructing the structure on to the site. When completing the final inspection, it was discovered the shed was placed 3-feet from the rear property line and 5-feet from the side property line. The mistake had the required setbacks of 3-feet from the side property line and 5-feet from the rear property line reversed.

The contractor stated that an inspector was at the site and confirmed the location, however, there is no record of any visit at the site that can be found.

The city would prefer the structure to meet all setback requirements, but will support any decision made by the board.

Mr. Floyd Bailey, owner of 153 Southcliff Drive, was sworn in and spoke.

Elite Construction, the contractor (name unknown) for Mr. Bailey, was sworn in and spoke.

Mr. Rooney asked if there were any communications on this case?

Mr. Adkins stated the only communications are the ones included in the packet.

Ms. Gillespie made a motion to approve the requested variance.

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-20-2022-63326**

**Address: 3136 Crosshill Drive**

**Zone: R-1 Large Lot Residential**

Filed by Amanda Owen, regarding a variance from section 1161.01(D)(2) of the City of Findlay Zoning Ordinance for an addition to accessory structure at 3136 Crosshill Drive. The applicant has built a 20x20 new shed that is 3.9-feet from the rear property line. This section requires a 5-foot setback from the rear property line.

The owner had the structure in question, and a swimming pool constructed prior to obtaining a zoning permit. After it was discovered that the contractor did not obtain the required permits, the owner has been cooperative in obtaining all necessary documents.

When completing the final inspection of the structure, it was discovered that the building was only 3.9-feet from the rear property line and not the required 5-feet from the rear property line.

The city would prefer the structure to meet all setback requirements, but will support any decision made by the board.

Ms. Amanda Owen, owner of 3136 Crosshill Drive, was sworn in and spoke.

Mr. Rooney asked if there were any communications on this case?

Mr. Adkins stated there is a letter included in the packet and the neighbor called him.

Mr. Rooney made a motion to approve the requested variance.

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-21-2022-63327**  
**Address: 1215 W. Main Cross Street**  
**Zone: C-2 General Commercial**

Filed by Campbell Oil Company, regarding a variance from section 1162.05(A) of the City of Findlay Zoning Ordinance for modifying a non-conforming sign at 1215 W. Main Cross Street. The applicant changing the accessory cabinetry of a non-conforming interstate hi-rise sign that does not meet the required setbacks. This section prohibits altering a non-conforming structure if current zoning requirements cannot be met.

In order to add cabinets to a non-conforming sign, a variance must be granted. The parcel that this sign currently sits on is narrow and the sign would never receive approval under the current code, which is why the sign is a non-conformity.

The city will support whatever the decision the board makes on this request.

Ms. Amy Hobble, an agent of Campbell Oil Company, was sworn in and spoke.

Mr. Rooney asked if there were any communications on this case?

Mr. Adkins stated there are no communications on this case.

Mr. Yingling made a motion to approve the requested variance, with the condition the required permit is obtained within 60 days.

Ms. Gillespie and Mr. Treece both seconded the motion.

Motion to approve the requested variance, with the condition the required permit is obtained within 60 days, 4-0.

The March 10, 2022 meeting minutes were approved.

The September 8, 2022 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary



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

**Rob Martin, BSN, MBA  
Service-Safety Director**

November 22, 2022

Honorable City Council  
Findlay, Ohio 45840

RE: Airport Fuel Budget Appropriation Request

Dear Council Members,

Due to the high volume of Jet Fuel sales at the Findlay Airport, I am requesting an additional appropriation of \$80,000 to supplement the airport's budget through year end. These additional funds allow for the airport to continue buying fuel for resale. Higher than usual cargo operations at the airport have driven the need to have adequate Jet Fuel volume on hand to ensure they meet the demand.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize the appropriation of \$80,000 from the Airport Fund to the Findlay Airport operations budget.

FROM: \$80,000 from the Airport Fund

TO: \$80,000 to the Findlay Airport Budget #25010000 - other

Sincerely,

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

Rob Martin  
Service Safety Director

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

November 23, 2022

RE: HAN-Greenway Trail Phase II, PID109009, Project No. 31993800

Dear Council Members:

As authorized by Ordinance No. 2022-025, a bid opening was held for the above referenced project on November 15, 2022. Bids were received from two (2) potential contractors with the bid amounts ranging from \$2,749,736.00 to \$2,931,288.85. The lowest and best bid was received from Helms & Sons Excavating, Inc.; of Findlay, Ohio. This project is included in the 2022 Capital Improvements Plan and will be using grant funding that the City receive from ODOT. The grant funds are through the Transportation Alternatives Plan (TAP) and the funds will be used to cover 80% of the construction, cost up to \$2,200,000.

At this time, an appropriation is needed to appropriate the TAP funds into the project, as well as the City's match portion of the construction cost and provide a contingency for the project.

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

From: ODOT Transportation Alternatives Plan Funds	\$ 2,200,000
To: HAN-Greenway Trail Phase II, PID109009, Project No. 31993800	\$ 2,200,000
From: CIT Fund – Capital Improvements Restricted Account	\$ 660,000
To: HAN-Greenway Trail Phase II, PID109009, Project No. 31993800	\$ 660,000

In order to maintain the schedule that is required for the funding, the ordinance needs to be approved at the December 20, 2022 Council Meeting. If you have any questions, please feel free to contact me.

Sincerely,

Jeremy Kalb, PE  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

**ENGINEERING  
DEPARTMENT**

JEREMY D. KALB, P.E.  
City Engineer

Honorable City Council  
Findlay, OH 45840

November 23, 2022

RE: HAN-Blanchard/ Lincoln Bike Lanes, Project No. 32876000  
Deappropriation of Funds

Dear Council Members:

Construction of the Blanchard/ Lincoln project was completed in late 2021, and the project is currently left open to allow our Design Consultant to perform a traffic study of the new configuration of Blanchard Street. The current purchase order with our Consultant has enough funds to cover the cost of the traffic study. Since this project is in idle until the traffic study is completed, it would be beneficial to deappropriate any available funds back into the CIT Fund for use on other projects.

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

FROM:	HAN-Blanchard/ Lincoln Bike Lanes Project No. 32876000	\$ 55,901.93
To:	CIT Fund – Capital Improvements Restricted Account	\$ 55,901.93

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

Sincerely,

Jeremy Kalb, PE  
City Engineer

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



## Monthly Collection Report to Findlay Council

November 2022

Total collections for November 2022: \$1,952,334.36

	<u>2022</u> <u>Year-to-date</u>	<u>2021</u> <u>Year-to-date</u>	<u>Variance</u>
Withholders	20,310,076.03	18,952,861.07	1,357,214.96
Individuals	2,895,237.00	2,698,593.37	196,643.63
Businesses	<u>9,052,740.12</u>	<u>6,743,306.62</u>	<u>2,309,433.50</u>
<b>Totals</b>	32,258,053.15	28,394,761.06	3,863,292.09
			13.61%

### Actual & Estimated Past-due Taxes

Withholders	519,483.51
Individuals	3,329,183.36
Businesses	<u>286,513.44</u>
<b>Total</b>	4,135,180.31

### Actual and Projected Revenue

	<u>2022</u> <u>Actual</u> <u>Year-to-date</u>	<u>Percentage</u> <u>of Projection</u> <u>Collected</u>	<u>Amount</u> <u>to Meet</u> <u>Projection</u>	<u>Percentage</u> <u>to Meet</u> <u>Projection</u>	<u>2022</u> <u>Projected</u> <u>Year End</u>
Withholders	20,310,076.03	101.55%	-310,076.03	-1.55%	20,000,000.00
Individuals	2,895,237.00	103.40%	-95,237.00	-3.40%	2,800,000.00
Businesses	<u>9,052,740.12</u>	150.88%	<u>-3,052,740.12</u>	-50.88%	<u>6,000,000.00</u>
<b>Totals</b>	32,258,053.15	112.01%	-3,458,053.15	-12.01%	28,800,000.00

**Refunds Paid**

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	2	59	416.71	10,810.98
Individuals	10	934	7,629.89	548,237.60
Businesses	<u>5</u>	<u>88</u>	<u>6,613.57</u>	<u>67,347.42</u>
<b>Totals</b>	17	1,081	14,660.17	626,396.00

**Transfers of Overpayments**

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	5	32	380.59	26,724.81
Individuals	32	1,133	16,229.35	326,990.33
Businesses	<u>110</u>	<u>628</u>	<u>110,068.97</u>	<u>3,900,090.17</u>
<b>Totals</b>	147	1,793	126,678.91	4,253,805.31

  
Income Tax Administrator

  
Date

2022	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
<b>Withholding</b>													
2022 Total	97,583.56	1,426,336.21	1,973,303.87	1,862,273.42	2,800,966.82	1,578,732.38	1,622,036.10	1,698,454.49	1,493,191.10	1,867,848.62	1,726,426.10		18,147,152.67
2021 Total	2,021,427.63	126,524.79	2,039.68	(8,219.92)	1,181.37	813.10	311.85	1,272.49	1,690.28	3,250.13	4,152.33	-	2,154,443.73
2020 Total	(7,810.80)	1,968.25	802.25	15.18	(448.64)	19.41	1,171.83	(168.10)	(545.17)	622.92	753.71	-	(3,619.16)
2019 Total	229.77	-	-	16.19	-	-	-	124.04	3,148.45	-	-	-	3,518.45
2018 Total	415.65	298.07	-	-	(62.86)	-	-	-	-	-	-	-	650.86
2017 Total	-	-	148.03	-	-	-	139.59	-	-	111.64	-	-	399.26
2016 Total	-	2,800.56	226.97	200.00	-	50.00	-	-	-	-	100.00	-	3,377.53
2015 Total	-	-	-	-	-	-	-	-	-	8.10	-	-	8.10
2014 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2013 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at .25 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2009 & Prior at 1 percent	75.00	66.67	150.00	75.00	374.86	-	150.00	75.00	75.00	3,103.06	-	-	4,144.59
2012 & Prior at 1 percent	75.00	66.67	150.00	75.00	374.86	-	150.00	75.00	75.00	3,103.06	-	-	4,144.59
Prev Yr MTD Check	2,014,337.25	131,658.34	3,366.93	(7,913.55)	1,044.73	882.51	1,773.27	1,303.43	4,368.56	7,095.85	5,006.04	-	2,162,923.36
Total Category Check	2,111,920.81	1,557,994.55	1,976,670.80	1,854,359.87	2,802,011.55	1,579,614.89	1,623,809.37	1,699,757.92	1,497,559.66	1,874,944.47	1,731,432.14	-	20,310,076.03
All Years at 1% Check	2,111,920.81	1,557,994.55	1,976,670.80	1,854,359.87	2,802,011.55	1,579,614.89	1,623,809.37	1,699,757.92	1,497,559.66	1,874,944.47	1,731,432.14	-	20,310,076.03
Past-due Collections	(7,090.38)	5,133.55	3,366.93	(7,913.55)	1,044.73	882.51	1,773.27	1,303.43	4,368.56	7,095.85	5,006.04	-	14,970.94
% of Total that are Past Due	-0.34%	0.33%	0.17%	-0.43%	0.04%	0.06%	0.11%	0.08%	0.29%	0.38%	0.29%	#DIV/0!	0.07%
<b>2022</b>													
<b>Individual</b>													
2022 Total	-	10,983.95	41,750.44	206,548.75	12,128.96	161,871.48	12,743.42	26,591.65	153,442.15	38,167.87	9,570.50	-	673,799.17
2021 Total	135,733.75	63,932.96	193,796.60	909,165.66	55,531.59	45,210.88	20,550.21	24,799.24	30,488.85	90,574.24	20,270.23	-	1,590,054.21
2020 Total	16,108.79	17,386.83	14,913.59	18,613.89	4,906.08	5,694.60	4,875.61	6,480.32	10,758.85	11,499.34	10,490.59	-	121,728.49
2019 Total	15,190.71	25,783.62	14,768.34	22,481.56	12,055.98	5,942.68	5,070.32	8,612.48	15,075.78	10,262.86	12,531.69	-	147,776.02
2018 Total	12,037.13	11,792.77	18,110.21	15,366.87	7,850.14	6,628.45	8,978.96	8,368.99	9,865.65	9,021.33	6,123.70	-	114,144.20
2017 Total	12,113.30	8,861.16	13,154.75	6,948.63	6,283.55	6,418.00	12,867.52	6,038.42	4,225.99	4,388.45	2,717.32	-	84,017.09
2016 Total	5,981.76	2,903.33	10,611.80	4,375.41	3,808.54	2,991.25	8,998.13	4,721.25	2,601.78	3,621.10	1,955.78	-	52,570.13
2015 Total	3,886.39	3,285.55	5,466.35	2,757.31	4,950.42	4,326.39	5,347.54	2,852.85	3,084.88	1,316.37	496.50	-	37,770.55
2014 Total	2,411.19	1,102.91	3,082.73	5,200.22	3,401.66	1,031.30	3,533.59	1,920.65	801.09	1,457.61	214.30	-	24,157.25
2013 Total	1,779.16	1,758.83	2,472.89	2,665.97	1,462.90	450.08	2,262.39	1,113.35	962.00	1,192.51	100.00	-	16,220.08
2010-2012 Total	1,729.81	1,548.87	3,996.49	4,606.37	1,553.14	70.00	4,259.75	1,504.21	2,525.20	1,381.86	-	-	23,175.70
2010-2012 at 1 percent	1,383.85	1,239.10	3,197.19	3,685.10	1,242.51	56.00	3,407.80	1,203.37	2,020.16	1,105.49	-	-	18,540.56
2010-2012 at .25 percent	345.96	309.77	799.30	921.27	310.63	14.00	851.95	300.84	505.04	276.37	-	-	4,635.14
2009 & Prior at 1 percent	180.00	612.31	447.50	2,334.76	1,431.33	994.26	3,091.45	330.00	117.50	302.00	(17.00)	-	9,824.11
2012 & Prior at 1 percent	1,563.85	1,851.41	3,644.69	6,019.86	2,673.84	1,050.26	6,499.25	1,533.37	2,137.66	1,407.49	(17.00)	-	28,364.67
Prev Yr MTD Check	207,151.99	138,969.14	280,821.25	994,516.65	103,235.33	79,757.89	79,835.47	66,741.76	80,507.57	135,017.67	54,883.11	-	2,221,437.83
Total Category Check	207,151.99	149,953.09	322,571.69	1,201,065.40	115,364.29	241,629.37	92,578.89	93,333.41	233,949.72	173,185.54	64,453.61	-	2,895,237.00
All Years at 1% Check	206,806.03	149,643.32	321,772.39	1,200,144.13	115,053.66	241,615.37	91,726.94	93,032.57	233,444.68	172,909.17	64,453.61	-	2,890,601.86
Past-due Collections	71,418.24	75,036.18	87,024.65	85,350.99	47,703.74	34,547.01	59,285.26	41,942.52	50,018.72	44,443.43	54,883.11	-	651,653.85
% of Total that are Past Due	34.48%	50.04%	26.98%	7.11%	41.35%	14.30%	64.04%	44.94%	21.38%	25.66%	85.15%	#DIV/0!	22.51%

2022	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
<b>Business</b>													
2022 Total	543.00	25,357.34	117,007.56	209,369.67	43,408.84	3,314,339.01	16,270.86	72,477.79	602,300.24	106,995.93	95,203.92	-	4,603,274.16
2021 Total	149,192.14	127,192.76	162,282.04	3,239,378.37	49,055.52	149,554.35	45,918.27	19,175.39	45,423.37	387,460.55	58,210.29	-	4,432,843.05
2020 Total	8,484.04	8,937.49	4,974.95	10,963.36	(368.11)	(17,083.51)	984.69	(9,955.23)	(12,384.54)	923.39	2,811.32	-	(1,712.15)
2019 Total	2,100.60	606.26	988.79	1,130.15	10.48	(2,172.29)	530.59	619.73	325.09	339.00	31.44	-	4,509.84
2018 Total	696.85	691.08	525.82	918.65	276.00	576.71	330.48	234.93	918.94	316.76	191.84	-	5,678.06
2017 Total	844.51	1,331.47	-	846.64	-	-	75.33	-	577.90	-	-	-	3,675.85
2016 Total	1,130.31	872.00	-	-	-	158.76	189.20	-	177.38	-	-	-	2,527.65
2015 Total	137.35	292.00	404.84	252.98	-	194.90	479.50	-	122.29	-	-	-	1,883.86
2014 Total	60.00	-	-	-	-	-	-	-	-	-	-	-	60.00
2013 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at .25 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2009 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2012 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
Prev Yr MTD Check	162,645.80	139,923.06	169,176.44	3,253,490.15	48,973.89	131,228.92	48,508.06	10,074.82	35,160.43	389,039.70	61,244.89	-	4,449,466.16
Total Category Check	163,188.80	165,280.40	286,184.00	3,462,859.82	92,382.73	3,445,567.93	64,778.92	82,552.61	637,460.67	496,035.63	156,448.81	-	9,052,740.32
All Years at 1% Check	163,188.80	165,280.40	286,184.00	3,462,859.82	92,382.73	3,445,567.93	64,778.92	82,552.61	637,460.67	496,035.63	156,448.81	-	9,052,740.32
Past-due Collections	4,969.62	3,792.81	1,919.45	3,148.42	286.48	(1,241.92)	1,605.10	854.66	2,121.60	1,579.15	3,034.60	-	22,069.97
% of Total that are Past Due	3.05%	2.29%	0.67%	0.09%	0.31%	-0.04%	2.48%	1.04%	0.33%	0.32%	1.94%	#DIV/0!	0.24%
<b>Totals</b>													
2022 Total	98,126.56	1,462,677.50	2,132,061.87	2,278,191.84	2,856,504.62	5,054,942.87	1,651,050.38	1,797,523.93	2,248,933.49	2,013,012.42	1,831,200.52	-	23,424,226.00
2021 Total	2,306,353.52	317,650.51	358,118.32	4,140,324.11	105,768.48	195,578.33	66,780.33	45,247.12	77,602.50	481,284.92	82,632.85	-	8,177,340.99
2020 Total	16,782.03	28,292.57	20,690.79	29,592.43	4,089.33	(11,369.50)	7,032.13	(3,643.01)	(2,170.86)	13,045.65	14,055.62	-	116,397.18
2019 Total	17,521.08	26,389.88	15,757.13	23,627.90	12,066.46	3,770.39	5,600.91	9,356.25	18,549.32	10,601.86	12,563.13	-	155,804.31
2018 Total	13,149.63	12,781.92	18,636.03	16,285.52	8,063.28	7,205.16	9,309.44	8,603.92	10,784.59	9,338.09	6,315.54	-	120,473.12
2017 Total	12,957.81	10,192.63	13,302.78	7,795.27	6,283.55	6,418.00	13,082.44	6,038.42	4,803.89	4,500.09	2,717.32	-	88,092.20
2016 Total	7,112.07	6,575.89	10,838.77	4,575.41	3,808.54	3,200.01	9,187.33	4,721.25	2,779.16	3,621.10	2,055.78	-	58,475.31
2015 Total	4,023.74	3,577.55	5,871.19	3,010.29	4,950.42	4,521.29	5,827.04	2,852.85	3,207.17	1,324.47	496.50	-	39,662.51
2014 Total	2,471.19	1,102.91	3,082.73	5,200.22	3,401.66	1,031.30	3,533.59	1,920.65	801.09	1,457.61	214.30	-	24,217.25
2013 Total	1,779.16	1,758.83	2,472.89	2,665.97	1,462.90	450.08	2,262.39	1,113.35	962.00	1,192.51	100.00	-	16,220.08
2010-2012 Total	1,729.81	1,548.87	3,996.49	4,606.37	1,553.14	70.00	4,259.75	1,504.21	2,525.20	1,381.86	-	-	23,175.70
2010-2012 at 1 percent	1,383.85	1,239.10	3,197.19	3,685.10	1,242.51	56.00	3,407.80	1,203.37	2,020.16	1,105.49	-	-	18,540.56
2010-2012 at .25 percent	345.96	309.77	799.30	921.27	310.63	14.00	851.95	300.84	505.04	276.37	-	-	4,635.14
2009 & Prior at 1 percent	255.00	678.98	597.50	2,409.76	1,806.19	994.26	3,241.45	405.00	192.50	3,405.06	(17.00)	-	13,968.70
2012 & Prior at 1 percent	1,638.85	1,918.08	3,794.69	6,094.86	3,048.70	1,050.26	6,649.25	1,608.37	2,212.66	4,510.55	(17.00)	-	32,509.26
Prev Yr MTD Check	2,384,135.04	410,550.54	453,364.62	4,240,093.25	153,253.95	211,869.32	130,116.80	78,120.01	120,036.56	531,153.22	121,134.04	-	8,833,827.35
Total All Categories Check	2,482,261.60	1,873,228.04	2,585,426.49	6,518,285.09	3,009,758.57	5,266,812.19	1,781,167.18	1,875,643.94	2,368,970.05	2,544,165.64	1,952,334.56	-	32,258,053.35
All Years at 1% Check	2,481,915.64	1,872,918.27	2,584,627.19	6,517,363.82	3,009,447.94	5,266,798.19	1,780,315.23	1,875,343.10	2,368,465.01	2,543,889.27	1,952,334.56	-	32,253,418.21
Past-due Collections	69,297.48	83,962.54	92,311.03	80,585.86	49,034.95	34,187.60	62,663.63	44,100.61	56,508.88	53,118.43	62,923.75	-	688,694.76
% of Total that are Past Due	2.79%	4.48%	3.57%	1.24%	1.63%	0.65%	3.52%	2.35%	2.39%	2.09%	3.22%	#DIV/0!	2.13%

# Findlay Income Tax Department

## Monthly Collections Report

Thursday, December 1, 2022

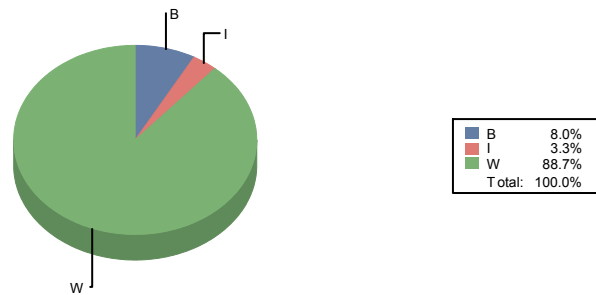
8:32:37AM

For Period November 1, 2022 through November 30, 2022

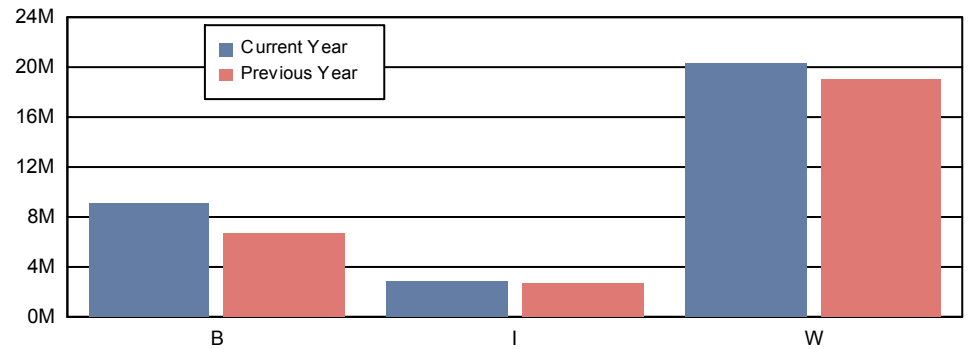
### City of Findlay

Account Type	Monthly Total	2022 Year to Date	2021 Year to Date	Increase (Decrease)	% Change	2022 Month to Date	Previous Year(s) Month to Date
W	1,731,432.14	20,310,076.03	18,952,861.07	1,357,214.96	7.16	1,726,426.10	5,006.04
I	64,453.61	2,895,237.00	2,698,593.37	196,643.63	7.29	9,570.50	54,883.11
B	156,448.61	9,052,740.12	6,743,306.62	2,309,433.50	34.25	95,203.92	61,244.69
<b>Totals:</b>	<b>1,952,334.36</b>	<b>32,258,053.15</b>	<b>28,394,761.06</b>	<b>3,863,292.09</b>	<b>13.61</b>	<b>1,831,200.52</b>	<b>121,133.84</b>

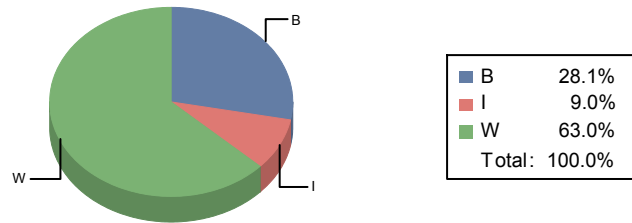
Monthly Collections by Account Type



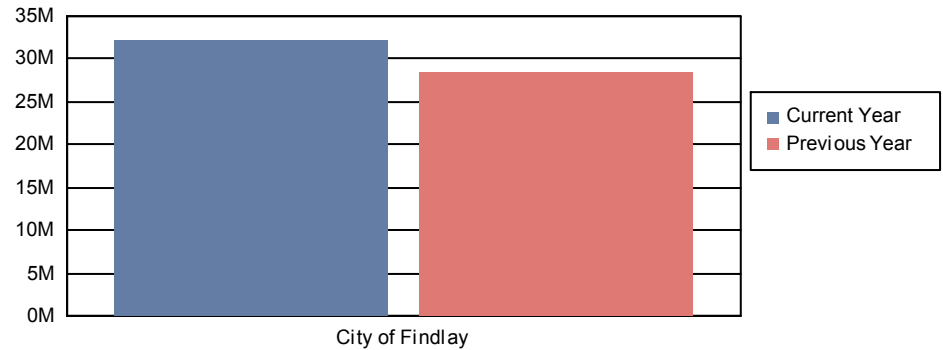
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



# City of Findlay Income Tax Department

## Monthly Collection Report to City Council

For the Month of November 2022

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

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

### House Bill 49 Municipal Net Profit Opt-in Information

Number of Businesses:	Month-to-date <u><math>\phi</math></u>	Year-to-date <u>23</u>
HB 49 .5 Percent Fees:	Month-to-date <u><math>\phi</math></u>	Year-to-date <u><math>\phi</math></u>

  
Mary Price, Tax Administrator

12/1/2022  
Date





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

**Rob Martin BSN, MBA**  
Service-Safety Director

November 30, 2022

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

The City of Findlay has received grant monies in the amount of \$14,780 from the annual Community Park Improvement Program Grant through the Hancock Park District. These grant funds will be used for restoration of Riverside Pool Bath House. The restoration will include removing loose and defective mortar joints, power washing the building, and tuck and point work on all defective mortar joints, then sealing the building. The work will be performed by a local contractor.

An appropriation is respectfully requested as follows:

FROM:	HPD Grant	\$14,780.00
TO:	HPD Grant 2023 31926400-other	\$14,780.00

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

Thank you for your consideration.

Sincerely,

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

Rob Martin  
Service-Safety Director

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

Honorable City Council  
Findlay, OH 45840

November 30, 2022

RE: S. Main Street and Crawford Street Intersection Upgrade,  
Project No. 32823200

Dear Council Members,

Due to the long lead times on traffic poles and equipment, it is desired to appropriate funds into the above mentioned project to purchase the material needed for the upgrades. Once we have a defined delivery date for the material, the intersections projects will be sent out to bid for installation in the 3<sup>rd</sup> quarter of 2023. Purchasing the material ahead of time will ensure that we can complete the projects within a timely manner.

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

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 100,000
TO: S. Main Street & Crawford Street Intersection Upgrade, Project No. 32823200	\$ 100,000

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

November 30, 2022

RE: S. Main Street and Hardin Street Intersection Upgrade,  
Project No. 32823100

Dear Council Members,

Due to the long lead times on traffic poles and equipment, it is desired to appropriate funds into the above mentioned project to purchase the material needed for the upgrades. Once we have a defined delivery date for the material, the intersections projects will be sent out to bid for installation in the 3<sup>rd</sup> quarter of 2023. Purchasing the material ahead of time will ensure that we can complete the projects within a timely manner.

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

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 120,000
TO: S. Main Street & Hardin Street Intersection Upgrade, Project No. 32823100	\$ 120,000

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

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1st floor of Municipal Building  
Thursday November 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  
Lee Rausch, PE, Assistant City Engineer  
Kevin Shenise, Fire Prevention  
Erik Atkins, Zoning Administrator & Flood Administrator

**GUESTS:**

Phil Rooney, James Bowser, Brendan Sexton

**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 Clinger motioned to approve the minutes for the October 13, 2022 meeting. Dan DeArment seconded. Motion approved 5-0-0.

## **NEW ITEMS**

- 1. PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Multi-Family High Density upon its annexation to the City of Findlay.**

### **General Information**

This request is located southeast of the intersection of Technology Drive and Midwest Court. This site is currently a vacant parcel. It is in the process of being annexed into the City of Findlay. It is not located within the 100-year flood plain.

### **Staff Analysis**

In May 2022, the applicant, Mardic Investments, Inc, submitted a site plan and rezoning of the area north of this site. The rezoning was from C-2 General Commercial to M-2 Multi-Family High Density. Given this site will be a part of that development; staff is supportive of this zoning request.

### **Staff Recommendation**

Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Light Industrial upon its annexation to the City of Findlay.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comment

### **RECOMMENDATION**

CPC Staff recommends that FCPC recommend **approval of PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800 Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Multi-Family High Density upon its annexation to the City of Findlay.**

### **DISCUSSION**

Phil Rooney was present on behalf of the application. Mayor Muryn saw no need to further discuss the item, as it was consistent with a larger project that has already been approved.

### **MOTION**

Dan Clinger made motion to recommends that FCPC recommend **approval of PETITION FOR ZONING AMENDMENT #ZA-06-2022 filed by filed by Mardic Investments, Inc, 5800**

**Monroe Street, Sylvania, OH 43560, to zone 3.978 Acres located in the SW quarter of Section 36 of Allen Township to M-2 Multi-Family High Density upon its annexation to the City of Findlay.**

**2<sup>nd</sup>: Mayor Muryn**

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

**2. APPLICATION FOR SITE PLAN REVIEW #SP-26-2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99.**

**CPC STAFF**

**General Information**

This request is located on the north side of County Road 99, just east of I-75. It is located in Allen Township. To the south and east, it is zoned C-2 General Commercial. The City of Findlay Land Use Plan designates the property as Regional Commercial.

**Parcel History**

The site is currently vacant.

**Staff Analysis**

This applicant is proposing to construct a sixteen (16) pump fueling station, five (5) truck pump fueling lanes, a truck scale, and an 8,100 square foot convenience store. Although this is located in Allen Township, staff reviewed it based upon the City of Findlay I-1 Light Industrial standards. Truck Stops are a permitted in I-1. One condition will be that the applicant file for annexation into the City of Findlay.

There are two parking areas on the site, one in front of the convenience store and one for the truck parking. There are 34 parking spots for trucks at the north end of the site. For the convenience store, there are 29 parking spots, with two designated handicapped.

The convenience store has a height of 23 feet, which is under the maximum height in the I-1 district. The structures all meet the setback requirements.

The plan does not indicate either foundation plantings or perimeter landscaping for their parking lots. In the I-1 district, foundation plantings would require two (2) shrubs for every twelve (12) lineal feet of building circumference. This would calculate to 62 shrubs around the convenience store. Shrubs can be clustered around the building and shall be at least 18 inches in height when planted or be a minimum of a two-gallon container size.

Perimeter landscaping should include the following around their convenience store parking lot:

- Shrubs shall be planted at a minimum ratio of one (1) shrub per five (5) lineal feet around the perimeter. Minimum size at planting shall be twenty-four (24) inches in height. A minimum of fifty percent (50%) of the shrubs shall be evergreen.
- One (1) deciduous tree per forty (40) feet of parking lot perimeter shall be planted within ten (10) feet of the parking lot edge. Trees may be clustered.

The site plan shows an extension of Speedway Drive to the north. At this phase, the road would be a dead end, but provide access to the Racetrac site and the neighbors to the east. The street will need to be dedicated to the City of Findlay.

### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-26-2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99 with the following conditions:**

- **File for annexation with the City of Findlay**
- **Dedicate the right-of-way for the extended Speedway Drive.**

### **ENGINEERING**

#### **Access –**

As part of this site plan Speedway Drive will be extended north. It is anticipated that the roadway and site will be annexed into the City of Findlay prior to the start of construction. The roadway will need to be built per City of Findlay specifications. Once the roadway is approved by the City of Findlay Engineering Department, the roadway will then need to be bonded and inspected by the City of Findlay. Since this is a site that will be travelled to by pedestrians, the Engineering Department would like to see a sidewalk to be placed on both sides of the Speedway Drive Extension.

#### **Water Service –**

A new 6-inch waterline will be extended off the new main that will be constructed as part of the Speedway Drive extension. There are a couple of changes that the Engineering Department would like to see as part of the waterline. Place a gate valve on the 6-inch where it meets at the Tee, and for the ¾-inch yard hydrant will need a back flow preventer placed on the line. Prior to the start of construction of the waterline, the developer will need to sign the Agree to Annex form and have it filed with the City of Findlay.

#### **Sanitary Service –**

A new sanitary lateral will be coming off of the sanitary mainline that will be extended as part of the Speedway Drive extension. The grease interceptor will be inspected by the Health Department.

#### **Stormwater Management –**

The stormwater calculations that were submitted as part of the application, complies with the City of Findlay Standards. The stormwater will be directed to a new underground detention pond located on the north end of the property.

#### **MS4 Requirements –**

The site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance once it is annexed into the City of Findlay.

#### **Recommendations:**

## Approval of the Site Plan

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Water Permits
  - Main Line Tap x1
  - Domestic Tap x1
- Sanitary Sewer
  - Service Tap x1
- Curb Cut x 3
- SWPPP Permit x1

### **FIRE PREVENTION**

- Be sure to obtain all required permits for construction

### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-26-2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99 with the following conditions:**

- **File for annexation with the City of Findlay**
- **Dedicate the right-of-way for the extended Speedway Drive.**

### **DISCUSSION**

Jacob Mercer noted that Racetrac had submitted a landscaping plan after packets were sent out, so he removed the landscaping condition from the record.

Brandan Sexton was present on behalf of Racetrac. He shared a bit about the company to start the discussion. Racetrac primarily operate in the Southeast and Texas. He noted that they have had the opportunity to expand into Kentucky and Indiana last year, and that this would be the first Racetrac in Ohio. They have changed their store format to allow for a larger convenience store at the location. They will have additional food offerings and an outdoor seating area. The two-canopy format was something they've added from customer feedback. This will allow the trucks to be separated from the regular car fueling area. While the site does accommodate fueling for larger trucks, they do not offer the same amenities as other truck stops, such as a Loves, Pilot, etc. Long-term parking is not allowed on site. He reiterated they would annex and dedicate the roadway as part of the project.

Mayor Muryn started by thanking the Racetrac team for being open with communicating with City staff about the project. She was also pleased to hear they were going to be filing the annexation agreement and dedicating the roadway as part of the project.

Dan Clinger asked about the wetlands would be disturbed by the project. Mr. Sexton noted that they will disturbing 3 or 4 tenths of an acre, so they are pursuing a wetland disturbance permit through OEPA which will come with mitigation credits.



Dan Clinger asked if they would have directional signage or striping to indicate where the truck traffic should go on the site. Mr. Sexton confirmed they will do both to help with the traffic flow.

Dan Clinger asked where the sidewalks would go on the site. Lee Rausch confirmed the city would like to see them on both sides of the road.

With the possible extension further north, Mr. Clinger was wary the southern entrance would be too close to the intersection. Mr. Sexton said that the second entrance was a want and not a need, so they would be comfortable with just one entrance. Matt Cordonnier added that he was excited about the possibility of the public roadway. He noted that there is land further north that will now have access, which will open up new opportunities for development.

Mr. Clinger asked about the timing of the project with the ODOT Diverging Diamond project for I-75. Mr. Sexton said they planned to start construction in 2023, and he noted the ODOT project would start in 2024. He said that their plans were set with ODOT's plans in mind. Mr. Clinger asked if the ODOT plans extended all the way to Speedway Drive. Mayor Muryn said that the City and applicant have been in contact with ODOT and this site plan are set to accommodate the ODOT plans.

Dan Clinger asked Matt Cordonnier if the zoning for the site would be handled at the time of annexation. Matt Cordonnier said it would be like the first item today with Mardic. He said that once they file for annexation, it would be assigned zoning as part of the process. Mr. Cordonnier clarified for the group that while reviewing this, staff debated whether C-2 or I-1 was the most appropriate fit. Gas Stations are permitted in the C-2, but the extra canopy area made it into a more intensive use. That is why staff reviewed it as an I-1 Truck Stop, even though it will not have the full amenities as larger Truck Stops.

Mr. Clinger asked if they envision ever having Electric Charging Stations. Mr. Sexton said that is something they will consider in the future. EV charging stations are not allowed in the fuel canopy areas, so they would need to restructure the site to allow them. He thought the parking outside the convenience store could be arranged to allow it in the future.

### **MOTION**

Dan DeArment made motion to recommend **approval of APPLICATION FOR SITE PLAN REVIEW #SP-26-2022 filed by Racetrac Inc, to construct a 8,100 sf convenient store and truck stop at 11600 CR 99 with the following conditions:**

- **File for annexation with the City of Findlay**
- **Dedicate the right-of-way for the extended Speedway Drive.**
- **Include sidewalks on either side of Speedway Drive**

**2<sup>nd</sup>: Jackie Schroeder**

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

**3. ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

**General Information**

This request is to vacate Bolton Street from the intersection of Barnett Street south to the bike path at the end of the street. R&D Performance LLC, which is owned by James Bowser, owns all but one parcel abutting the vacation. The City of Findlay own Swale Park, which abuts the end of the street.

**Staff Analysis**

The applicant is requesting Bolton Street be vacated due to their safety and security reasons. Mr. Bowser owns the properties that directly abut the street on either side of the road. He stated to staff that the increase of pedestrian traffic around the site has led to security issues for his business.

The City of Findlay is also an abutting property owner at the south end of Bolton Street. The City did not sign the petition to vacate the street.

After discussions with the City Engineer, it was noted that a major waterline runs underneath Bolton Street in that section. If the street were vacated, the City would be losing access as well to Swale Park. Staff does not recommend the City vacate this section of Bolton Street.

**Staff Recommendation**

Staff recommends that FCPC recommend **denial of ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

**ENGINEERING**

- Within that area of Bolton Street there is a 16-inch waterline that runs in the middle of the roadway and we have a sanitary sewer that is to the road right of way as well. The easement needed for both of those lines would be roughly 40' in width.
- Along with the utility lines that are in the area this is an access point for City personnel into Swale Park.

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

CPC Staff recommends FCPC recommend **denial of ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

## **DISCUSSION**

James Bowser was present to discuss the request. He noted that when the bike path was added, there has been an increase in activity in the area. Mr. Bowser added this increase has led to an increase in theft from his business, as well as attracted some homeless people and drug users to the area. He feels that the vacation would provide more safety to the pedestrians on the bike path. He also thinks that the City does not need the access to Swale Park because there are other connections. Mr. Bowser said that the City has added a ditch alongside his property and the City has not done enough to maintain it. During discussions with staff, he was aware that there are utilities, and is comfortable with having an easement. He just wants to fence it off, and maintain it though. He noted that he is the property owner on both sides of the street.

Mayor Muryn started asking if Mr. Bowser had communicated with the Findlay PD about the issues he raised. Mr. Bowser said he had. Mayor Muryn said that for maintaining the ditch, the City generally comes by to mow a few times a year. She offered that the City could send a crew out to mow it soon. She noticed that Erik Adkins was making notes about the issues and said that he could follow up as well. She noted that she is aware that the City does utilize Bolton Street to get access to Swale Park.

Matt Cordonnier added that staff was unsupportive of the request because this area and park could develop further due to the benching and flood mitigation. He thought the City might regret vacating the street in the future with these potential developments. Mr. Cordonnier added that a few of the lots that Mr. Bowser owns would lose their frontage if the street is vacated. These lots would essentially be undevelopable as a result. The commercial property that is on the west side of Bolton would also lose the majority of its frontage and would be a non-conforming lot.

Mr. Clinger asked if his business was connected to the businesses surrounding him. Mr. Bowser said no. Mr. Bowser said that when he bought the property, it was at the end of a stub street, and felt private. The increase in activity has been an annoyance to him. Mr. Clinger asked what people were doing to his property. Mr. Bowser said that there were homeless people who camp on the property south of the business. There is drug use in the area as well too. Mr. Clinger asked if there could be surveillance around the area. Mr. Bowser said that police were not taking care of the issue. Mayor Muryn noted that the police officers do not handle the needles because they have a company that handles those hazardous materials.

Mr. Clinger asked where he wanted to fence the property. Mr. Bowser said that he wanted to fence off the area around the end of the street and the bike path. Matt Cordonnier said that he was optimistic that the increase in activity on the bike path would actually decrease the amount of illegal activity in the area. People would be discouraged to camp out or do drugs if there were more people in the area.

Erik Adkins asked if Mr. Bowser had placed any no-trespassing signs. Mr. Bowser said that wouldn't change anything. Mr. Adkins says it would, and that his office has not had any calls about these issues. He said that they have a zoning officer who can issue citations if they come out and anyone is on the property with the signs posted. Mr. Bowser said that one of the main problems is the bike path comes up to his property on the east and west side and just stops. Most

people just walk through the property because it is the shortest path to get back to the path. He did not think that you could monitor it enough to discourage people from crossing his property. Mr. Adkins said he could put up a fence and work with his office to help discourage people crossing his property.

Mayor Muryn agreed that there were other solutions to his problems rather than vacating the full street.

**MOTION**

Mayor Muryn made motion to recommends that FCPC recommend **denial of ALLEY/STREET VACATION PETITION #AV-08-2022 filed by James Bowser, 311 Clinton Court, to vacate Bolton Street from the intersection of Barnett Street south to the bike path.**

**2<sup>nd</sup>: Dan Clinger**

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

Matt Cordonnier noted that this recommendation goes to the City Council Planning & Zoning committee at noon. After the discussion, Mayor Muryn adjourned the meeting.

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
December 8, 2022 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**TABLED ITEMS**

**NEW ITEMS**

1. **PETITION FOR ZONING AMENDMENT #ZA-07-2022** filed by the First United Church of Christ, to rezone Parcel # 210001032996 from R-1 Large Lot Residential to O-1 Office/Institution.
2. **APPLICATION FOR CONDITIONAL USE #CU-08-2022** filed by Enterprise Truck Rental, for outdoor storage in the I-1 Light Industrial District at 240 Stanford Parkway.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-30-2022** filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway.
4. **APPLICATION FOR CONDITIONAL USE #CU-09-2022** filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.
5. **APPLICATION FOR SITE PLAN REVIEW #SP-31-2022** filed by Meijer Inc, for an updated site-plan accommodating a prescription drive-thru at 2200 Tiffin Avenue
6. **APPLICATION FOR CONDITIONAL USE #CU-10-2022** filed by Peterman Associates, to construct residential units in the C-3 Downtown Commercial district at 526 S. Main Street.
7. **APPLICATION FOR SITE PLAN REVIEW #SP-32-2022** filed by Peterman Associates, to construct a mixed-use retail and residential building at 526 S. Main Street.

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**


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

The **STRATEGIC PLANNING COMMITTEE** met on November 15, 2022 to review the information gathered from the business survey, incorporate that information into Section 6 of the strategic plan and finalize, review remainder of the draft plan and approve to be used at the open house (copy attached).

We recommend:

To approve goal 6 as amended and discussed to be included in the draft document

Aye  Nay

  
Jeff Webber, Chairman

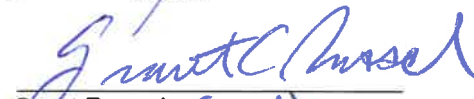
Aye  Nay

ABSENT  
Randy Greeno

Aye  Nay

  
Dennis Hellmann

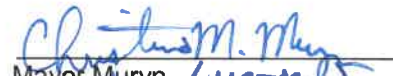
Aye  Nay

  
Grant Russel (2nd)

Aye  Nay

  
Beth Warnecke

Aye  Nay

  
Mayor Muryn (MORRIS)

Aye  Nay

  
Auditor Staschiak

LEGISLATION: \_\_\_\_\_

DATE: November 15, 2022

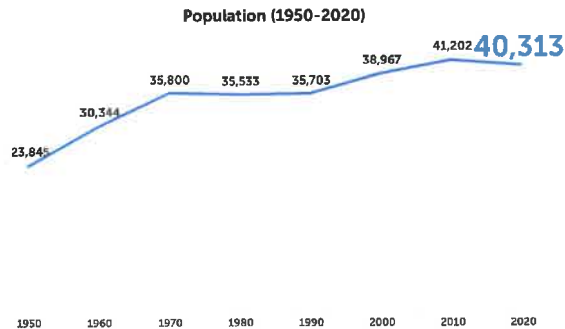
COMMITTEE: STRATEGIC PLANNING



## Population has declined slightly since 2010

 **↓2% (-889)**  
2010-2020

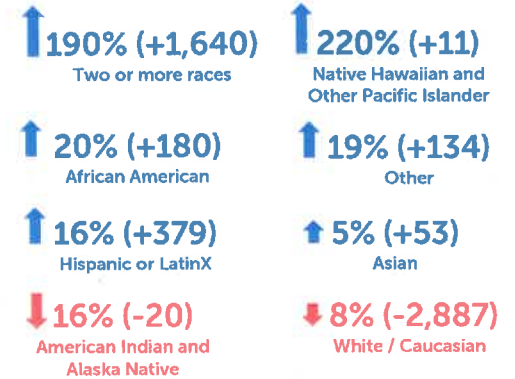
- Population decreased slightly from 2010 to 2020 after a period of steady increase



Source: US Decennial data

## Findlay is growing more diverse

- The population has grown more diverse from 2010 to 2020
- Almost all races have increased in population except for White, and American Indian and Alaska Native populations



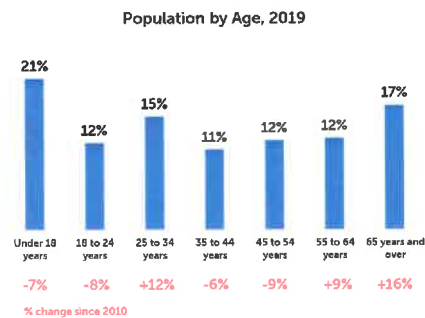
Source: US Decennial data

PEOPLE

PEOPLE

## Seniors are the fastest growing population

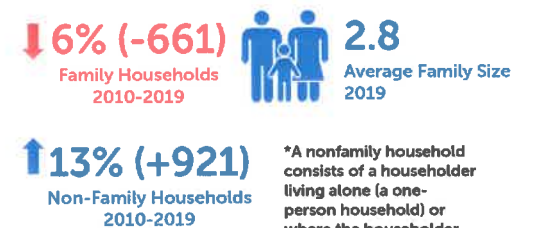
- Older adults make up 17% of the population and has grown the fastest at 16% since 2010.



Source: 2010 US Decennial data and 2019 5-year estimates US Census

## Family households have slightly declined

- 55% of overall households are made up of families.
  - From 2010 to 2019, family households declined 6%
  - Married couples with children under 18 years old also declined by 10%
- The average family size remains steady (2.81 in 2010 and 2.79 in 2019)
- 45% of households are non-family. \*Non-family households grew 13% from 2010 to 2019



Source: 2010 and 2019 5-year estimates US Census and US Census Bureau Subject Definitions

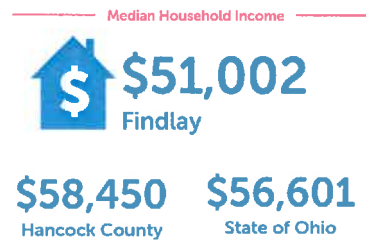
PEOPLE

PEOPLE



## Findlay's median household income is below Hancock County and the State of Ohio

- Median household income in Findlay in 2019 was \$51,002

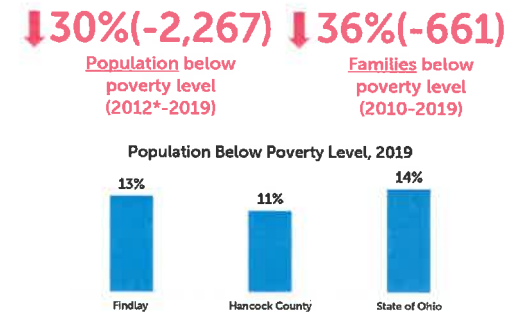


Source: 2019 5-year estimates US Census

PERSONAL PROSPERITY

## Poverty levels have decreased over the last 7 years

- The population below poverty level decreased 30% from 2012\* to 2019
- Families below poverty level decreased 36%
- Poverty in Findlay is almost on par with Hancock County and the State of Ohio



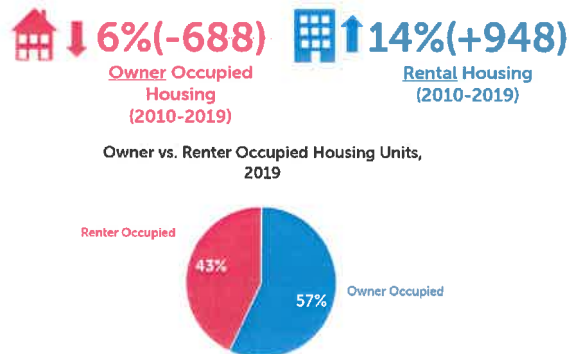
\*2010 5-year estimate unavailable on the US Census Bureau website

Source: 2010, 2012 and 2019 5-year estimates US Census

PERSONAL PROSPERITY

## Owner occupied housing units have decreased in the last 9 years

- 57% of housing units are owned
- Owner-occupied housing decreased 6% between 2010 and 2019
- Rental housing increase 14% between 2010 and 2019

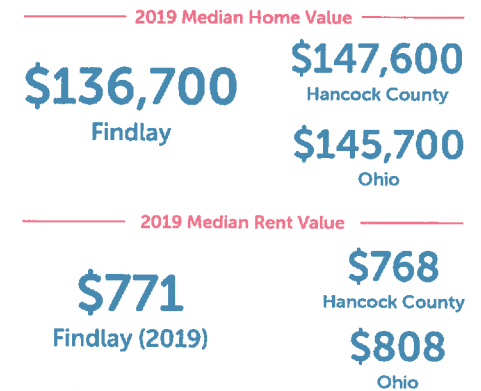


Source: 2010 and 2019 5-year estimates US Census

PERSONAL PROSPERITY

## Median home value and rent are lower than the State of Ohio

- Median home value increased 11% and rent increased 16% between 2010 and 2019
- However, housing value is lower in Findlay compared to Hancock County and the State of Ohio
- Rent in Findlay is at par with the County and less than the State



\*2010 5-year estimate unavailable

Source: 2010 and 2019 5-year estimates US Census

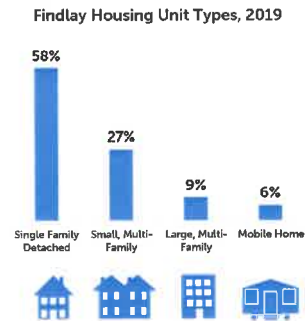
PERSONAL PROSPERITY

## The majority of homes are single detached, but there is a mix of housing types available

- The majority of housing unit types are single-family detached homes
- There is also a variety of small and large multi-family homes available in the City
- The fastest growing unit types since 2010:
  - 2-unit types grew 22% (+339)
  - mobile homes grew 24% (+224)

**Notes:**  
*Small multi-family – 1 unit attached, and 2 to 9 units within a structure*

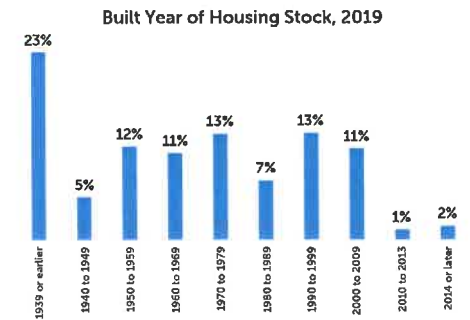
*Large multi-family – 10 or more units within a structure*



Source: 2010 and 2019 5-year estimates US Census

## Housing stock is older

- The majority of housing unit types were built in 1939 or earlier
- 2% of housing stock was built after 2014



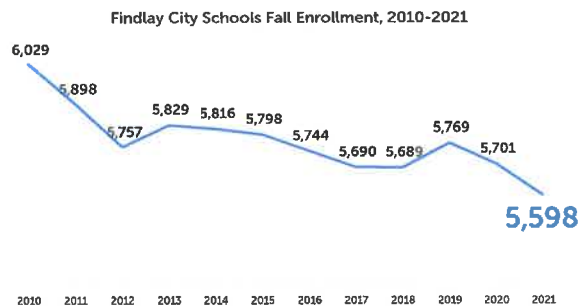
Source: 2019 5-year estimates US Census

HOUSING

HOUSING

## K-12 student enrollment has slightly declined in the last 11 years

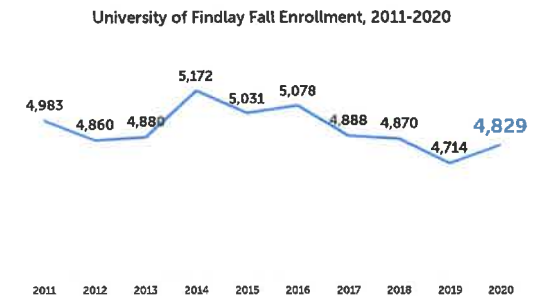
- Total enrollment from 2010 to 2021 declined by 7% (lost 431 students)



Source: Ohio Department of Education (<https://education.ohio.gov>)

## Student enrollment at the University of Findlay has declined slightly in the last 9 years

- Total fall enrollment from 2011 to 2021 declined by 3% (lost 154 students)



Source: National Center of Education Statistics (<https://nces.ed.gov/>)

EDUCATION

EDUCATION

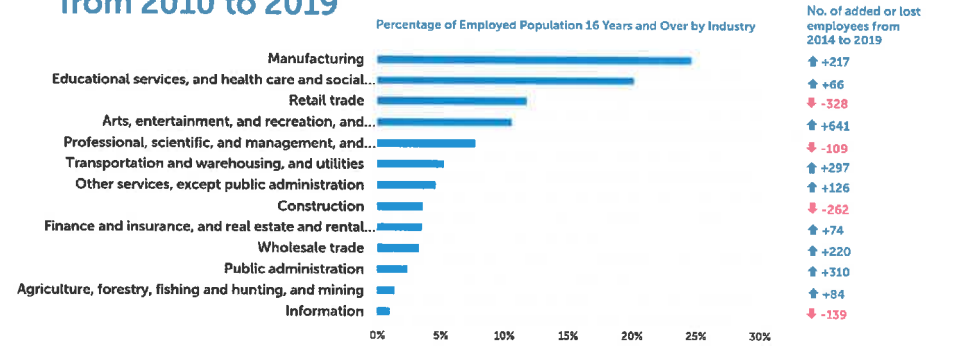
## Top employers continue to be in manufacturing, petroleum, health and education sectors

- Whirlpool, Blanchard Valley Regional Health Center, Marathon, and City Findlay City School employees have grown since 2013
- Other top employers have lost employees

Top 10 Employers of 2021	2021 employee Count	Change since 2013	2021 Top 10 companies for employee withholding income tax revenue (in no order)
Whirlpool	2,440	29%	Blanchard Valley Health System
Blanchard Valley Health System	2,289	15%	Cooper Tire & Rubber Company
Marathon Petroleum Corporation	2,234	22%	Findlay City Schools
Findlay City Schools	834	9%	Hancock County Auditor
The University of Findlay	539	-2%	Hitachi Astemo Findlay Inc.
Lowe's Distribution Center	623	-10%	Marathon Petroleum Company
Cooper Tire and Rubber Company	1,590	-22%	Marathon Petroleum Logistics Services
Hitachi Astemo (formerly Nissin Brake Ohio)	467	-29%	McLane Ohio Inc.
McLane	592	NA	University of Findlay
Kohl's Distribution Center	520	NA	Whirlpool Corporation

Source: City of Findlay, Auditor

## Public administration, wholesale, arts and entertainment, agriculture related, and transportation and warehousing related sectors grew significantly from 2010 to 2019



Source: 2010 and 2019 5-year estimates US Census

ECONOMY & EMPLOYMENT

ECONOMY & EMPLOYMENT

## 30% of people live and work in Findlay

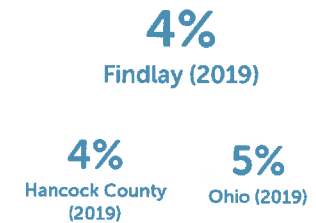


Source: US Census On The Map (<https://onthemap.ces.census.gov/>)

ECONOMY & EMPLOYMENT

## Unemployment rates have improved in the City

- Unemployment rate decreased by almost half, from 7% in 2010 to 4% in 2019
- Unemployment rate is at par with Hancock County and the State of Ohio



Source: 2010 and 2019 5-year estimates US Census

ECONOMY & EMPLOYMENT

## Findlay is located in a healthy county

- Hancock County ranks 21 of 88 for Health Outcomes such as length and quality of life
- The County ranks 8/88 for health factors such as health behaviors, clinical care and social and economic factors
  - Under the Health Factor category, Physical Environment scored 64/88 due to air pollution and drinking water violations

Examples of what is considered a drinking water violation:

- Exceeding maximum contaminant level (microbial, inorganic, organic, pesticides, radioactive contaminants)
- Missed or not enough sampling periods

*Presence of contaminants does not always indicate a health risk.*

HEALTH AND WELLNESS

Source: County Health Rankings & Roadmaps (<https://www.countyhealthrankings.org/app/ohio/2021/rankings/hancock/county/outcomes/overall/nansho>) and City of Findlay

## PARKS

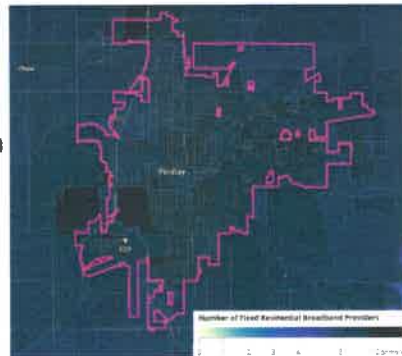
- The City has 21 City owned and operated parks
- There are 14 parks, nature preserves, recreational areas, historical sites, landings and waterfronts owned by Hancock County and located in the City
- There are 6 conservation areas owned by Hancock County and located in the City

HEALTH AND WELLNESS

Source: <https://www.countyhealthrankings.org/app/ohio/2021/rankings/hancock/county/outcomes/overall/snapshot>

## Most Findlay households have access to internet

- 86% of households have internet subscription (2019)
  - 85% have broadband
  - Less than 1% have dial-up
- 14% of households do not have an internet subscription
- Since 2017, households without internet have decreased 31%
- Overall, Findlay has access to several broadband service providers



Source: 2010 and 2019 5-year estimates US Census, and Federal Communications Commission Fixed Broadband Deployment (<https://broadbandmap.fcc.gov/>)

BROADBAND

## Findlay-Hancock Community Foundation has increased its support for the Findlay community

In 2020:

- 602 donors
- 487 fund sources
- \$3.8 million grantmaking
- 805 awarded grants
- Total assets of \$159 million
  - 20% increase since 2017



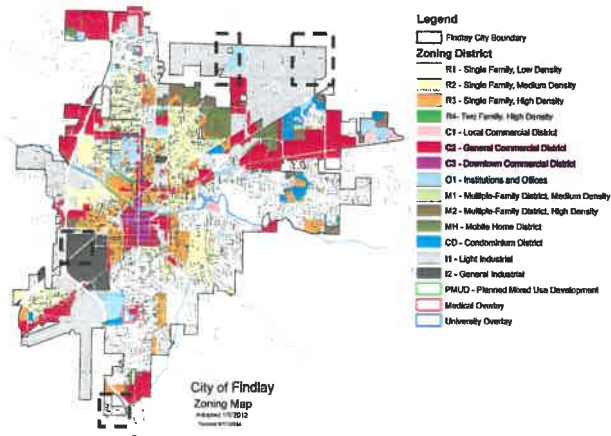
PHILANTHROPY

Source: Community Foundation 2020 Annual Report (<https://www.community-foundation.com/about-us/publications>)

## Limited vacant land left for residential housing

- Most lands within City limits that are undeveloped are farmland
- These lands are zoned light industrial or general commercial

[-] [-] Approx. limits of undeveloped land

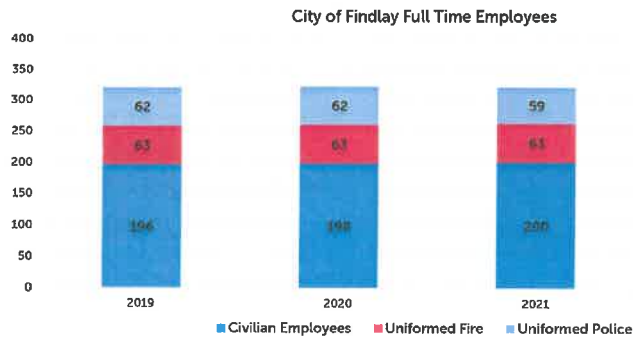


Source: City of Findlay Zoning Map, 2012



**FINDLAY**Forward  
where your ideas impact our future

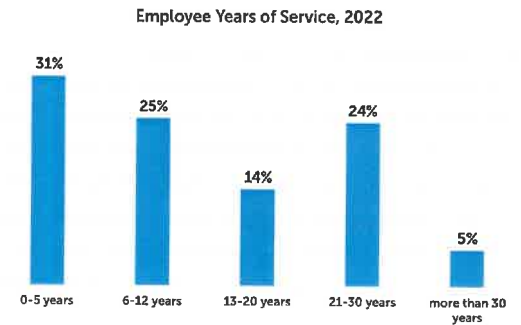
## The City has maintained stable employee counts since 2019



Source: City of Findlay Budget Brief 2021

## Most of the full time employees have been employed by the City 12 years or less

- About 6% of the City employees can potentially retire.

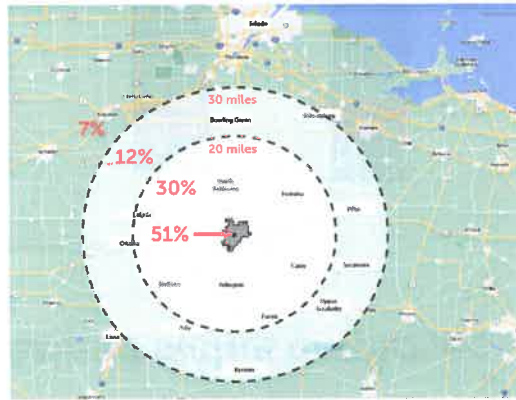


Source: City of Findlay, 2022



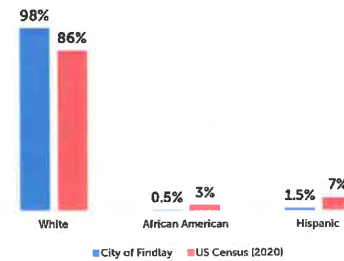
## 50-50 split between City employees who live in Findlay versus outside of the City.

- 51% live in Findlay
- Live outside of Findlay:
  - 30% live within 20 mi
  - 12% live within 21-30 mi
  - 7% live more than 30mi
- Employees commute as far out from Galion and Defiance, OH

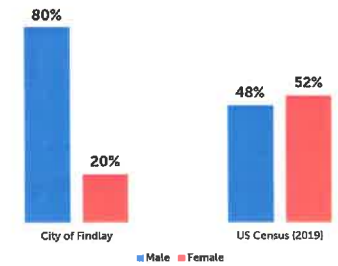


## Currently, City Staff is not as diverse as the City of Findlay

Employee by Race and Ethnicity, 2022



Employee by Gender, 2022



### DEMOGRAPHICS

Source: City of Findlay, US Census decennial 2020 data and US Census 2019 5-Year Estimates

## Community Services Provided

### The City of Findlay

#### Safety Services

- Police
- Fire (fire related and medical transport)
- Communications (dispatch police and fire calls)
- Community Relations / Programs

#### Water and Sewer Services

- Treatment, Supply Reservoir, Distribution and Utility Billing
- 100% of water from City owned and maintained Reservoir
- Waste Water System Collection and Maintenance, Treatment and Release
- Storm Water System Maintenance
- Utility Billing

Source: City of Findlay

### COMMUNITY SERVICES

## Community Services Provided

### The City of Findlay

#### Airport Service

- General
- Aircraft Storage and Fuel Sales
- Limited cargo inflow and offload to truck

#### Public Works

- Street Maintenance, Snow Removal and Street Sweeping
- Parks Maintenance
- Cemetery Services (burials and maintenance)
- Green Waste Dump Site – drop off collection facility for yard waste
- Vehicle Maintenance and Repair
- Annual bagged leaf pickup

Source: City of Findlay

### COMMUNITY SERVICES

## Community Services Provided continued

### The City of Findlay

#### Development Related Services

- Engineering Planning, Design, Bid, and Inspection for Capital Projects
- Plan Review
- Zoning Code Enforcement / Nuisance Abatement
- Permit Activity – fences, decks, accessory structures, signage, residential construction

#### Recreation

- Maintains and Schedules the Flag City Sports Complex
- The Cube Ice Arena, Roethlisberger Football Field, Marathon Diamonds, Blanchard Valley Health System Miracle Park
- Schedules Shelters
- Programming for Adult Slow Pitch Softball, Learn to Skate, Lacrosse, Keep Active Keep Healthy
- City owns and maintains outdoor pool; YMCA provides daily operation

COMMUNITY SERVICES

Source: City of Findlay

## Community Services Provided continued

### The City of Findlay

#### General Services

- Income Tax Collection
- Municipal Court
  - Traffic/Criminal Department
  - Civil Department
  - Probation / Compliance
- Inward Facing Services
  - Administration
  - Operating and Capital Budget Preparation
  - Financial: Payroll, Accounts Payable and Receivable, Medical Insurance
  - Communication and Public Relations
  - Technology

COMMUNITY SERVICES

Source: City of Findlay

## Community Services Provided

### Hancock County

- Planning - Hancock County Regional Planning Commission
- Bike Path Planning and Maintenance
- Emergency Operations Center
- Flood Mitigation Project
- Recycling

### Others

- Economic Development – The Alliance
- Commercial Building – Wood County
- Recreation and Service for Seniors – 50 North
- Recreational Opportunities
  - Outdoor and Indoor Pools – YMCA
  - Youth Programs – individual non-profit organizations
  - University of Findlay
  - Local Schools
- Ambulance Transport – Hanco EMS
- Refuse Collection – Private Companies
- Recycling – Litter Landing

COMMUNITY SERVICES

Source: City of Findlay

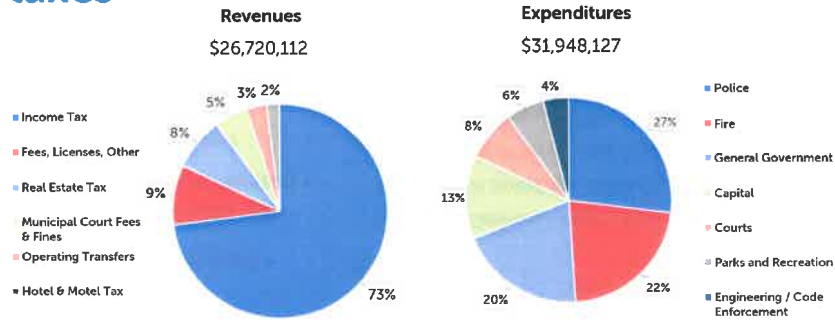
## City Funding

- 1.0% Income Tax
  - 80% of income taxes received goes to the General Fund
  - 20% of income taxes are directed to Capital Improvement Project
- City maintains a Rainy Day Reserve Fund of \$1.5 million
  - In addition, the City targets a minimum cash reserve of 2 months of operating expenses
- 77% of General Fund Expenditures are directed towards Personnel costs

BUDGETING AND REVENUE

Source: City of Findlay City of Findlay Budget Brief 2021

# 73% of revenues come from income taxes



General Government Includes: Auditor's Office, Law Director, Public Building, Computer Services, Cemetery, Mayor's Office, Service Director, Safety Director, City Council and Human Resources.

BUDGETING AND REVENUE

Source: City of Findlay City of Findlay Budget Brief 2021



**FINDLAY**Forward  
shape your vision impact our future



**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
December 6, 2022**

**RESOLUTION NO. 031-2022** *(AIP-34 project)* **requires three (3) readings** **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-110** **requires three (3) readings** **tabled after 2<sup>nd</sup> reading during the October 18, 2022 City Council meeting**  
*(amendments to Findlay Zoning Code (dollar/thrift stores))*  
AN ORDINANCE REPEALING SECTIONS 1135.03, 1137.071, 1143.03, AND 1174 OF THE CURRENT ZONING CODE AND IN ITS PLACE, ENACTING THE SAME AMENDED SECTIONS OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2022-121** *(ARPA funds – demolition project)* **requires three (3) readings** **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-123** *(ODOT FY23 Resurfacing – Bright Rd Phase III)* **requires three (3) readings** **third reading**  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE RESURFACING OF BRIGHT ROAD FROM FOSTORIA AVENUE TO PRODUCTION DRIVE, PROJECT NO. 32822000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-125** *(CSO Long Term Control Plan (LTCP) Amendment)* **requires three (3) readings** **third reading**  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT WITH STRAND ASSOCIATES, INC. FOR THE FLOW MONITORING AND DATA COLLECTION PORTION OF THE WATER POLLUTION CONTROL CENTER LONG TERM CONTROL PLAN AMENDMENT, PROJECT NO. 35626200, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-126** *(HAN-Interstate and FHS Trails PID115232 (32821400))* **requires three (3) readings** **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-127** **requires three (3) readings** **second reading**  
*(Reservoir Transfer Line Rehab Water & Wastewater Infrastructure Grant)*  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2022-128** **requires three (3) readings** **second reading**  
*Mardic Investments, Inc. annexation (020001025344 south of CR 99) – accept & approve the annexation* **requires three (3) readings**  
AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 36, T2N, R10E, A TRACT OF LAND CONSISTING OF 3.978 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).

**ORDINANCE NO. 2022-129** **requires three (3) readings** **second reading**  
*(Mardic Investments, Inc. annexation (parcel no. 020001025344 south of CR 99) - rezone*  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS M-2 MULTI-FAMILY HIGH DENSITY (HEREINAFTER REFERRED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).

**RESOLUTION NO. 031-2022**

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

FROM:	AIP-33 North Apron Rehab Construction, <i>Project No. 35224000</i>	\$ 220,000.00
TO:	AIP-34, <i>Project No. 35225200</i>	\$ 220,000.00
FROM:	AIP-30 North Apron Rehab Design, <i>Project No. 35210500</i>	\$ 86,000.00
TO:	AIP-34, <i>Project No. 35225200</i>	\$ 86,000.00

SECTION 2: 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 transfer of funds so that funds incurred from the design work may be paid to RS&H.

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 \_\_\_\_\_

## ORDINANCE NO. 2022-110

**AN ORDINANCE REPEALING SECTIONS 1135.03, 1137.071, 1143.03, AND 1174 OF THE CURRENT ZONING CODE AND IN ITS PLACE, ENACTING THE SAME AMENDED SECTIONS OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.**

WHEREAS, The City of Findlay Zoning Department in cooperation with the Hancock Regional Planning Commission, City Planning Commission, and the Planning and Zoning Committee of Council are desirous of amending and replacing Sections 1135.03, 1137.071, 1143.03 and 1174 of the current City of Findlay Zoning Code Ordinance; and,

WHEREAS, this Council does deem it prudent and necessary to update the zoning code for the City of Findlay, Ohio.

SECTION 1: That Chapter 1135.03 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

### 1135.03 CONDITIONAL USE.

In addition to other requirements found in this Ordinance, uses stated below may be permitted or denied depending upon how well they can address various site issues. Common conditions for approving such uses 'conditionally' are located in Chapter 1161.15.

- A. SPORTS & RECREATIONAL FACILITIES
- B. BARS, NIGHT CLUBS, TAVERNS
- C. FUNERAL SERVICES
- D. OUTDOOR SALE OF BUILDING MATERIALS
- E. DRIVE-THRU BEVERAGE STORES
- F. CONTRACTOR EQUIPMENT, RENTAL, & SUPPLIES
- G. CAR WASHES
- H. DRIVE THRU LANES/WINDOWS
- I. PARKING GARAGES
- J. OFF PREMISE SIGNS
- K. RV SALES
- L. MAJOR AUTO REPAIR
- M. BORROW PITS
- N. MIXED USE COMMERCIAL/RESIDENTIAL

Be and the same is hereby amended to read as follows:

### 1135.03 CONDITIONAL USE.

In addition to other requirements found in this Ordinance, uses stated below may be permitted or denied depending upon how well they can address various site issues. Common conditions for approving such uses 'conditionally' are located in Chapter 1161.15.

- A. SPORTS & RECREATIONAL FACILITIES
- B. BARS, NIGHT CLUBS, TAVERNS
- C. FUNERAL SERVICES
- D. OUTDOOR SALE OF BUILDING MATERIALS
- E. DRIVE-THRU BEVERAGE STORES
- F. CONTRACTOR EQUIPMENT, RENTAL, & SUPPLIES
- G. CAR WASHES
- H. DRIVE THRU LANES/WINDOWS
- I. PARKING GARAGES

- J. OFF PREMISE SIGNS
- K. RV SALES
- L. MAJOR AUTO REPAIR
- M. BORROW PITS
- N. MIXED USE COMMERCIAL/RESIDENTIAL
- O. SMALL BOX RETAIL

SECTION 2: That Chapter 1137.071 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1135.07 OUTDOOR DISPLAY OF MERCHANDISE AND OUTDOOR STORAGE.  
*See Chapter 1161.10 Outdoor Storage Standards/ Chapter 1161.10.3 Outdoor Display.*

Be and the same is hereby amended to read as follows:

1135.07 OUTDOOR DISPLAY OF MERCHANDISE AND OUTDOOR STORAGE.  
*See Chapter 1161.10 Outdoor Storage Standards/ Chapter 1161.10.3 Outdoor Display.*

1135.071 SMALL BOX RETAIL

A small box discount store/dollar store shall be located in a minimum one-mile radius from any other small box discount store/dollar store as measured by the shortest airline distance between the nearest points on the plots where a small box discount store/dollar store is located or proposed to be located. Furthermore, the number of such businesses shall not exceed one per every 10,000, or portion thereof, of the population of the City.

SECTION 3: That Chapter 1143.03 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

1141.03 CONDITIONAL USES.

- A. SALES AREAS OR SHOWROOMS FOR PRODUCTS MANUFACTURED ON-SITE. Sales area not to exceed forty-percent (40%) of the primary structure.
- B. ADULT ENTERTAINMENT ESTABLISHMENTS/ADULT ENTERTAINMENT USES. (See CHAPTER 1164 ADULT ENTERTAINMENT ESTABLISHMENTS/ ADULT).
- C. OUTDOOR DRIVE-IN MOVIE THEATERS.
- D. ANY ADDITIONAL LESS INTENSIVE, NON-OBJECTIONABLE USES WHICH ARE SUBJECT TO PLANNING COMMISSION REVIEW.
- E. BORROW PITS.

Be and the same is hereby amended to read as follows:

1141.03 CONDITIONAL USES.

- A. SALES AREAS OR SHOWROOMS FOR PRODUCTS MANUFACTURED ON-SITE. Sales area not to exceed forty-percent (40%) of the primary structure.
- B. ADULT ENTERTAINMENT ESTABLISHMENTS/ADULT ENTERTAINMENT USES. (See CHAPTER 1164 ADULT ENTERTAINMENT ESTABLISHMENTS/ ADULT).
- C. OUTDOOR DRIVE-IN MOVIE THEATERS.
- D. ANY ADDITIONAL LESS INTENSIVE, NON-OBJECTIONABLE USES WHICH ARE SUBJECT TO PLANNING COMMISSION REVIEW.

E. BORROW PITS.

F. GAMES OF SKILL, SKILL BASED AMUSEMENT MACHINES.

Any business that operates, utilizes, or hosts skill based amusement machines. The number of such businesses shall not exceed one per every 10,000 or portion thereof, of the population of the City. Shall not be located within 500 feet of residential zoned property as measured at the closest property lines.

SECTION 4: That Chapter 1174 of the Codified Ordinances of the City of Findlay, Ohio that currently reads as follows:

CHAPTER 1174  
Definitions

For the purpose of this Ordinance certain terms and words are hereby defined:

ACCESS MANAGEMENT REGULATIONS . . . SIGN, WALL BUILDING

SITE: Parcel or group of parcels combined together for the purpose of containing a business or businesses, such as a strip commercial center, or entity or multiple entities such as a consortium of doctors' offices, but sharing common elements such as parking, vehicular access and or circulation ways, roofing, HVAC systems, addresses, loading bays, etc. Site may or may not have been reviewed and approved by the city planning commission but operates as a common land mass wherein there is a relationship involving one or more of the aforementioned elements.

SLAUGHTERHOUSE: A facility for the slaughtering and processing of animals and the refining of their byproducts.

Be and the same is hereby amended to read as follows:

CHAPTER 1174  
Definitions

For the purpose of this Ordinance certain terms and words are hereby defined:

ACCESS MANAGEMENT REGULATIONS . . . SIGN, WALL BUILDING

SITE: Parcel or group of parcels combined together for the purpose of containing a business or businesses, such as a strip commercial center, or entity or multiple entities such as a consortium of doctors' offices, but sharing common elements such as parking, vehicular access and or circulation ways, roofing, HVAC systems, addresses, loading bays, etc. Site may or may not have been reviewed and approved by the city planning commission but operates as a common land mass wherein there is a relationship involving one or more of the aforementioned elements.

SKILL BASED AMUSEMENT MACHINES – as defined by the O.R.C. Section 2915.01(UU)(1).

SLAUGHTERHOUSE: A facility for the slaughtering and processing of animals and the refining of their byproducts.

SMALL BOX RETAIL – A retail sales use with a floor area less than fifteen thousand (15,000) square feet that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods: and continuously offer a majority of the items in their inventory for sale at a price less than ten dollars (\$10.00).

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

SECTION 5: That the current Sections 1135.03, 1137.071, 1143.03, and 1174 of the Codified Ordinances of the City of Findlay, Ohio, be and the same are hereby repealed, and in its place new Sections 1135.03, 1137.071, 1143.03, and 1174 of the Codified Ordinances are hereby adopted.

SECTION 6: This Ordinance be and the same is hereby approved and adopted by this Council and shall be effective immediately upon its passage.

WHEREFORE: This Ordinance shall take effect and be in force from and after the earliest period provided by law.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2022-121**

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

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

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

FROM:	ARPA Fund	\$ 400,000.00
TO:	Demolition Program, <i>Project No. 31925800</i>	\$ 400,000.00

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 awarded American Rescue Plan Act 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. 2022-123**

**AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE RESURFACING OF BRIGHT ROAD FROM FOSTORIA AVENUE TO PRODUCTION DRIVE, PROJECT NO. 32822000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.**

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

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

FROM: CIT Fund – Capital Improvements Restricted Account \$ 1,000.00  
TO: ODOT FY23 Resurfacing (Bright Rd Phase III), *Project No. 32822000* \$ 1,000.00

SECTION 2: 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 and enter into contracts for the resurfacing of Bright Road from Fostoria Avenue to Production Drive, project no. 32822000.

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 advertise for bids and enter into said contracts so that the resurfacing of the aforementioned road may begin.

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. 2022-125**

**AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT WITH STRAND ASSOCIATES, INC. FOR THE FLOW MONITORING AND DATA COLLECTION PORTION OF THE WATER POLLUTION CONTROL CENTER LONG TERM CONTROL PLAN AMENDMENT, PROJECT NO. 35626200, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Findlay, Ohio is desirous to enter into a contracts with Strand Associates, Inc. for the flow monitoring and data collection portion of the Water Pollution Control Center long term control plan amendment.

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

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

FROM:	Sewer Fund	\$ 390,000.00
TO:	CSO LTCP Amendment, <i>Project No. 35626200</i>	\$ 390,000.00

SECTION 2: That the Service-Safety Director and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to enter into a contract with Strand Associates, Inc. for the flow monitoring and data collection portion of the Water Pollution Control Center long term control plan amendment, Project No. 35626200.

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 enter into said contract with Strand Associates, Inc. for flow monitoring and data collection portion of the Water Pollution Control Center Long Term Control Plan Amendment, Project No. 35626200.

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. 2022-126**

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

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

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

FROM: CIT Fund – Capital Improvements Restricted Account \$ 90,000.00  
TO: HAN-Interstate and FHS Trails PID115232, *Project No. 32821400* \$ 90,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that the aforementioned project may proceed,

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

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2022-127**

**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: Water and Wastewater Infrastructure Program Grant \$ 1,800,000.00  
TO: Reservoir Transfer Line Rehab, Project No. 35782800 \$ 1,800,000.00

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 said funds so that grant funds received for use of the rehabilitation of the reservoir transfer lines and valves 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. 2022-128**

**AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 36, T2N, R10E, A TRACT OF LAND CONSISTING OF 3.978 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That upon the application of all the owners of the following described territory, for annexation of the following described territory, situated in the Township of Allen County of Hancock and State of Ohio, to the City of Findlay, Ohio, and being described as follows:

Situated in the Township of Allen, County of Hancock, State of Ohio:

A complete legal description is attached hereto as Exhibit A.

SECTION 2: This Ordinance shall be in full force and effect from and after the earliest period provided by law,

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

EXHIBIT "A"

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

VAN HORN



HOOVER

LEGAL DESCRIPTION

Pt. of the SW 1/4, Section 36, T2N, R10E,  
Allen Township,  
Hancock County,  
State of Ohio  
3.978 Acres

ANNEXATION

Situated in Allen Township, 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, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the Southeast corner of the Southwest Quarter of Section 36;

Thence along the south line of said Southwest Quarter, N 88°48'43" W, a distance of 200.00 feet to a 5/8" Rebar found on the westerly limited access right of way of Interstate 75;

Thence along the said westerly limited access right of way line, N 01°01'23" E, a distance of 54.00 feet to a 1/2" Rebar found at the northeast corner of a parcel of land conveyed to Hillgo LLC as recorded in OR Book 2516, Page 576 of the Hancock County Deed Records and being the Principal Point of Beginning of the tract of land to be herein described;

Thence along the north line of said Hillgo parcel, N 88°48'43" W, a distance of 1119.13 feet to a 5/8" Capped Rebar Set;

Thence continuing along the north line of said Hillgo parcel, N 89°22'54" W, a distance of 621.35 feet to a 5/8" Capped Rebar Set at an angle point in said north line;

Thence continuing along the north line of said Hillgo parcel, N 01°15'42" E, a distance of 100.01 feet to a point marking the current corner of the City of Findlay Corporation Limit;

Thence along the current City of Findlay Corporation Limit, S 89°18'12" E, a distance of 620.89 feet to a point;

Thence continuing along the current City of Findlay Corporation Limit, S 88°51'19" E, a distance of 1119.16 feet to a point on the westerly limited access right of way of Interstate 75;

Thence along said westerly line, S 01°01'23" W, a distance of 100.00 feet to the PRINCIPAL POINT OF BEGINNING and containing 3.978 Acres of land more or less, 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.



LEGAL DESCRIPTION

Pt. of the SW 1/4, Section 36, T2N, R10E,  
Allen Township,  
Hancock County,  
State of Ohio  
3.978 Acres

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 17, 2022 and filed at the Hancock County Auditor's Office.

Date: 17. Feb. 2022



Survey and Legal Description by:

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

**ORDINANCE NO. 2022-129**

**AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS M-2 MULTI-FAMILY HIGH DENSITY (HEREINAFTER REFERRED TO AS THE MARDIC INVESTMENTS, INC. ANNEXATION).**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the following described parcel:

Situated in the City of Findlay, County of Hancock, State of Ohio:

Parcel No. 020001025344. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classifications to M-2 Multi-Family High Density classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to M-2 Multi-Family High Density regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

EXHIBIT "A"

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

VAN HORN



HOOPER

LEGAL DESCRIPTION

Pt. of the SW 1/4, Section 36, T2N, R10E,  
Allen Township,  
Hancock County,  
State of Ohio  
3.978 Acres

ANNEXATION

Situated in Allen Township, 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, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the Southeast corner of the Southwest Quarter of Section 36;

Thence along the south line of said Southwest Quarter, N 88°48'43" W, a distance of 200.00 feet to a 5/8" Rebar found on the westerly limited access right of way of Interstate 75;

Thence along the said westerly limited access right of way line, N 01°01'23" E, a distance of 54.00 feet to a 1/2" Rebar found at the northeast corner of a parcel of land conveyed to Hillgo LLC as recorded in OR Book 2516, Page 576 of the Hancock County Deed Records and being the Principal Point of Beginning of the tract of land to be herein described;

Thence along the north line of said Hillgo parcel, N 88°48'43" W, a distance of 1119.13 feet to a 5/8" Capped Rebar Set;

Thence continuing along the north line of said Hillgo parcel, N 89°22'54" W, a distance of 621.35 feet to a 5/8" Capped Rebar Set at an angle point in said north line;

Thence continuing along the north line of said Hillgo parcel, N 01°15'42" E, a distance of 100.01 feet to a point marking the current corner of the City of Findlay Corporation Limit;

Thence along the current City of Findlay Corporation Limit, S 89°18'12" E, a distance of 620.89 feet to a point;

Thence continuing along the current City of Findlay Corporation Limit, S 88°51'19" E, a distance of 1119.16 feet to a point on the westerly limited access right of way of Interstate 75;

Thence along said westerly line, S 01°01'23" W, a distance of 100.00 feet to the PRINCIPAL POINT OF BEGINNING and containing 3.978 Acres of land more or less, 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.





**LEGAL DESCRIPTION**

Pt. of the SW 1/4, Section 36, T2N, R10E,  
Allen Township,  
Hancock County,  
State of Ohio  
3.978 Acres

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 17, 2022 and filed at the Hancock County Auditor's Office.

Date: 17. Feb. 2022



Survey and Legal Description by:

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

# 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

DECEMBER 6, 2022

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, DECEMBER 6, 2022 MEETING.

### **RESOLUTIONS**

032-2022 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**

2022-132 AN ORDINANCE AMENDING ORDINANCE NO. 2021-009 TO CHANGE THE HOURS OF OPERATION FOR THE DESIGNATED OUTDOOR REFERESHMENT AREA (D.O.R.A.), AND DECLARING AN EMERGENCY.

2022-133 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2022-134 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

2022-135 AN ORDINANCE DE-APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

2022-136 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2022-137 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

2022-138 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 032-2022**

**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 \_\_\_\_\_

<b>VOUCHER</b>	<b>ACCOUNT</b>	<b>DEPARTMENT NAME</b>	<b>AMOUNT</b>	<b>REASON FOR EXPENSE</b>	<b>WHY</b>
246674	21005000-441400	LAW DIRECTOR	\$ 41,351.00	LEGAL COUNSEL	NO PURCHASE ORDER PREPARED
247007	21005000-441400	LAW DIRECTOR	\$ 7,769.62	LEGAL COUNSEL	NO PURCHASE ORDER PREPARED

## **ORDINANCE NO. 2022-132**

### **AN ORDINANCE AMENDING ORDINANCE NO. 2021-009 TO CHANGE THE HOURS OF OPERATION FOR THE DESIGNATED OUTDOOR REFERESHMENT AREA (D.O.R.A.), 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 SECTION I. INTRODUCTION AND SUBMITTAL OF APPLICATION (page 3 of Exhibit A) of Codified Ordinance No. 2021-009 of the City of Findlay, Ohio which reads as follows:

#### **I. INTRODUCTION AND SUBMITTAL OF APPLICATION**

Section 4301.82 of the Ohio Revised Code (ORC) authorizes, effective April 30, 2017, municipalities over 35,000 in population to create a Designated Outdoor Refreshment area of "DORA". In order to consider creation of a DORA, the Executive Officer of the City of Findlay must file an application with the Findlay City Council (City Council), which meets certain statutory requirements. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, the City Council may approve or disapprove of the application by ordinance or resolution.

In summary, this application would provide the following:

- A. The DORA would ease or make more accessible outdoor dining in front of liquor permit holding establishments. It would allow such establishments to serve alcoholic beverages in a plastic cup pursuant to the law within a designated area during certain hours. Creation of the DORA would relieve these establishments of current requirements for fencing around a dining area. Signage, sanitation and safety requirements would be established by the City.
- B. The DORA would provide the ability for individuals to walk within the DORA boundaries with an alcoholic beverage purchased from a liquor permit holding establishment during permitted hours. This authority would be limited to the hours of 11:00AM to 11:00PM seven days per week.

Be and the same is hereby amended to read as follows:

#### **I. INTRODUCTION AND SUBMITTAL OF APPLICATION**

Section 4301.82 of the Ohio Revised Code (ORC) authorizes, effective April 30, 2017, municipalities over 35,000 in population to create a Designated Outdoor Refreshment area of "DORA". In order to consider creation of a DORA, the Executive Officer of the City of Findlay must file an application with the Findlay City Council (City Council), which meets certain statutory requirements. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, the City Council may approve or disapprove of the application by ordinance or resolution.

In summary, this application would provide the following:

- A. The DORA would ease or make more accessible outdoor dining in front of liquor permit holding establishments. It would allow such establishments to serve alcoholic beverages in a plastic cup pursuant to the law within a designated area during certain hours. Creation of the DORA would relieve these establishments of current requirements for fencing around a dining area. Signage, sanitation and safety requirements would be established by the City.
- B. The DORA would provide the ability for individuals to walk within the DORA boundaries with an alcoholic beverage purchased from a liquor permit holding establishment during permitted hours. This authority would be limited to the hours of 11:00AM to 11:00PM seven days per week, with the exception of the following holidays of which hours are specified below:
  - St. Patrick's Day 7:00am-12:00am
  - New Year's Eve 11:00am-12:00am
  - New Year's Day 12:00am-11:00pm

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to amend said Ordinance so that revised DORA hours may be implemented.

WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest period provided by law.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

# ORDINANCE NO. 2022-133

## 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:	Airport Fund	\$ 80,000.00
TO:	Airport #25010000-other	\$ 80,000.00

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 said funds so that additional fuel may be purchased for resale,

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. 2022-134**

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

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

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

FROM: ODOT Transportation Alternatives Plan Funds \$ 2,200,000.00  
TO: HAN-Greenway Trail Phase II, PID109009, *Project No. 31993800* \$ 2,200,000.00

FROM: CIT Fund – Capital Improvements Restricted Account \$ 660,000.00  
TO: HAN-Greenway Trail Phase II, PID109009, *Project No. 31993800* \$ 660,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that the aforementioned project may proceed,

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

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_



**ORDINANCE NO. 2022-135**

**AN ORDINANCE DE-APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.**

WHEREAS, construction of the Blanchard/Lincoln project was completed in late 2021 with funds remaining in the project; and,

WHEREAS, it is necessary to de-appropriate the excess funds back into the CIT Fund so that they can be utilized for other projects.

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 de-appropriated and transferred:

FROM:	HAN-Blanchard/Lincoln Bike Lanes, <i>Project No. 32876000</i>	\$ 55,901.93
TO:	CIT Fund – Capital Improvements Restricted Account	\$ 55,901.93

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 de-appropriate and transfer the aforementioned funds so that unneeded appropriated funds may be de-appropriated and transferred so that they are available for current expenses and other expenditures of the City of Findlay, Ohio,

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. 2022-136**

**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:	HPD Grant	\$ 14,780.00
TO:	HPD Grant FY2023 #31926400-other	\$ 14,780.00

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 so that awarded grant 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. 2022-137**

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

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

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

FROM: CIT Fund – Capital Improvements Restricted Account \$ 100,000.00

TO: South Main Street & Crawford Street intersection Upgrade \$ 100,000.00  
*Project No. 32823200*

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that the aforementioned project may proceed,

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

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2022-138**

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

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

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

FROM: CIT Fund – Capital Improvements Restricted Account \$ 120,000.00

TO: South Main Street & Hardin Street intersection Upgrade \$ 120,000.00  
*Project No. 32823100*

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that the aforementioned project may proceed,

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

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_