

**REGULAR SESSION**

**FINDLAY CITY COUNCIL MEETING AGENDA  
APRIL 18, 2023**

**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 April 4, 2023 Regular Session City Council meeting minutes.

**ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA:** none  
**PROCLAMATION:** none  
**RECOGNITION/RETIREMENT RESOLUTIONS:** none

**PETITIONS:**

**Petition for Annexation – CR 212/236**

A petition for annexation to the City of Findlay filed by Philip Rooney, agent for the petitioner on March 31, 2023. A legal description for said property is attached with the petition. The property requested to be annexed is currently in both Marion and Cass Townships, Hancock County. Referred to Law Director for Resolution of Services legislation. Resolution No. 012-2023 was created.

**ORAL COMMUNICATIONS:** none  
**WRITTEN COMMUNICATIONS:** none

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

**City Income Tax Monthly Collection Report** – March 2023.

**Findlay Fire Department Activities Report** – March 2023.

**Findlay Police Department Activities Report** – March 2023.

**Precipitation and Reservoir levels report** – first (1<sup>st</sup>) quarter January-March 2023.

**City Planning Commission minutes** – March 9, 2023; **agenda** – April 13, 2023; **staff report** – April 13, 2023.

**Findlay Municipal Court Activities Report** – March 2023.

**A set of summary financial reports for March 31, 2023:**

- Summary of Year-To-Date Information as of March 31, 2023
- Financial Snapshot for General Fund as of March 31, 2023
- Open Projects Report as of March 31, 2023
- Cash & Investments as of March 31, 2023

**Mayor Muryn – Maumee Watershed Conservancy District MOA**

Over the past decade, our community has lived in fear of storm events which could result in flooding, causing damage to property and significant financial and emotional distress. In the past five (5) years through the efforts of the Hancock County Commissioners, Maumee Watershed Conservancy District, Blanchard River Watershed Partnership and the City of Findlay, we have made significant progress through the below projects which together will lower the flood waters in downtown Findlay by approximately three feet (3 ft) in a one hundred (100) year storm event which would have kept Main Street dry in 2007. These projects provide even greater benefits in small storm events and benefit the entire Blanchard River Watershed.

- Completing transportation corridor improvements to ensure accessibility throughout our community specifically for safety services.
- Completing the phase 1 benching near Swale Park **(0.8 ft benefit)**.
- Secured a Federal RAISE/BUILD Grant of \$7MM to support the modification and replacement of the Norfolk Southern Railroad Bridge which is expected to begin construction in late 2023 or early 2024. **(0.3 ft benefit)**
- Secured \$60MM in State of Ohio Department of Natural Resources funds to pay for construction of the Eagle Creek Basin which is slated to begin construction in 2024. **(1.5 ft benefit)**
- Working with Commissioners and ODOT to reconfigure 68/15 interchange to ensure accessibility.
- Secured the necessary properties and plans for completing the phase 2 benching in downtown Findlay which is expected to break ground in late 2023 or early 2024 **(0.3 ft benefit)**.
- Working to complete all projects with prioritization focused on gaining greatest benefit most quickly.

The City of Findlay has been in communication with the Hancock County Commissioners, as well as, the Maumee Watershed Conservancy District to organize the transfer of properties to the City of Findlay, as well as, the long-term operations and maintenance of the projects.

The Phase 1 properties have already been transferred and are being maintained by the City. As part of today's agenda, two (2) separate pieces of legislation are being requested: 1) for the transfer of parcels from the Hancock County Commissioners associated with the phase 2 benching in downtown Findlay. 2) To enter into a Memorandum of Agreement with the Maumee Watershed Conservancy District for the transfer of properties at the completion of construction of the Eagle Creek Basin. **(Exhibit B).**

A couple of items of note specific to the Eagle Creek Basin:

- There have been questions on the legality of utilizing stormwater funds for the operations and maintenance of the basin. The Law Director has already an opinion on this matter, but per the Auditor's request, Mayor Muryn is working to gather an outside opinion, however, this legislation does not define the specific way the City will cover the cost. This allows flexibility to determine the method in the future on whether it may be General Fund dollars or other funds. To ensure forward momentum on this project, Mayor Muryn is comfortable with the execution of this Memorandum of Agreement. The Maumee Watershed Conservancy District requested that this discussion be in process prior to their May 5, 2023 annual meeting.
- Projected Expense breakdown from the Engineering Firm **(Exhibit A).**
- It has been questioned whether property assessments are appropriate for this project. The Administration has been opposed to that method and continues to be. Additionally, that is not an option at this point.
- Upon completion of the various flood mitigation projects listed above, approximately two thousand (2,000) parcels are expected to be removed from the floodplain.
- The City of Findlay and Project Manager Steve Wilson have been in communication with FEMA regarding the flood redraw. All projects have to be significantly complete prior to requesting FEMA begin this process. The Administration are keeping a close eye on this and will begin as soon as possible. This project is projected to take approximately eighteen (18) months to complete.

Ordinance No. 2023-041 was created.

#### **City Auditor Staschiak – retirement settlements**

The City of Findlay has experienced five (5) retirements so far this year with five (5) additional occurring in the coming weeks. These retirements were not included in the development of the 2023 budget appropriations as official written notice had not been received from the employees at the time. Legislation appropriating funds in order to pay these retirements that have already occurred and the known upcoming retirement settlements is requested. Ordinance No. 2023-042 was created.

FROM: Severance Payout Reserve Fund	\$ 395,000.00	
TO: Severance Payout Account #22090000-personal services		\$ 395,000.00
FROM: Sewer Fund	\$ 125,000.00	
TO: Water Pollution Control #25061000-personal services		\$ 125,000.00
FROM: General Fund	\$ 70,200.00	
TO: Airport Fund		\$ 70,200.00
FROM: Airport Fund	\$ 70,200.00	
TO: Airport #25010000-personal services		\$ 70,200.00

#### **Mayor Muryn – Miracle League donation**

The City of Findlay received a donation of five thousand five hundred two dollars and two cents (\$5,502.00) from the Miracle League to go toward the purchase of security cameras to be installed at the Blanchard Valley Health System Miracle Park. These funds have been deposited in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2023-044 was created.

FROM: General Fund	\$ 5,502.00	
TO: Recreation Functions #21044400-other		\$ 5,502.00

#### **Mayor Muryn – appointment to Hancock Metropolitan Housing Authority Board; Parks and Recreation Board**

Mayor Muryn is appointing Dionne Kinninger to serve on the Hancock Metropolitan Housing Authority Board. Her appointment will be effective through December 31, 2026. She is also appointing Greg Meyers to serve on the Parks and Recreation Board. His appointment will be effective through December 31, 2025. These appointments do not require Council's confirmation.

#### **Fire Chief Eberle – Firefighter Hazmat training**

The Ohio Public Utilities Commission (PUCO) offers a Hazardous Materials Training and Planning Grants Program which can be used for tuition cost of Hazmat training for Firefighters. The program is a reimbursement grant and the application period closes on May 31, 2023. The application is for twenty-two thousand five hundred dollars (\$22,500.00) that will host two (2) forty (40) hour Hazmat Technician courses scheduled for the fall 2023 and spring 2024. The grant program covers one hundred percent (100%) of the cost with no local match required. Award notification is not anticipated before August of this year. Legislation to apply for and accept the grant, if awarded, is requested. Ordinance No. 2023-045 was created.

**COMMITTEE REPORTS:**

The **STRATEGIC PLANNING COMMITTEE** met on April 18, 2023 to continue the Strategic Planning process.

*We recommend continuing the strategic plan process (minutes attached).*

The **WATER AND SEWER COMMITTEE** met on April 11, 2023 to discuss stormwater rates.

*We recommend the City Administration continue to develop the stormwater rate plan update.*

The **WATER AND SEWER COMMITTEE** met on April 11, 2023 to review the City of Findlay Utility Billing audit.

*We recommend the City Administration continue to work on recommendations from the internal control evaluation and report to this committee the progress..*

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Daniel Maciejewski Insurance Agency to rezone 315 North Blanchard Street from R3 Small Lot Residential to C1 Local Commercial.

*We recommend approval as requested.*

The **PLANNING & ZONING COMMITTEE** met on April 13, 2023 to continue January 5, 2023, February 9, 2023 and March 9, 2023 discussions on Zoning Code changes.

*We recommend that Hancock Regional Planning Commission (HRPC) initiates a process to adopt zoning code changes by sending a letter to City Council announcing the proposed changes.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 012-2023** (CR 212/236 annexation – services the City will provide if annexed in) **requires three (3) readings** **first reading**

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

**ORDINANCES:**

**ORDINANCE NO. 2023-032** (WTP Generator Replacement) **requires three (3) readings** **third reading**

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A REPLACEMENT GENERATOR FOR THE CITY OF FINDLAY WATER TREATMENT PLANT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-033** (ARPA Fund 2<sup>nd</sup> appropriation of 2023) **requires three (3) readings** **third reading**

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF VARIOUS PROJECTS LISTED BELOW, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-035** (moratorium amendment) **requires three (3) readings** **third reading**

AN ORDINANCE AMENDING ORDINANCE NO. 2022-119 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO TO EXTEND THE CURRENT MORATORIUM ON THE ESTABLISHMENT OF ANY SKILL-BASED AMUSEMENT BUSINESSES IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER INCORPORATING THE PROPOSED ADDITIONS INTO THE CURRENT ZONING CODE AS OUTLINED BELOW BEFORE ENACTING THEM AS PART OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-036** (amendment to salary ordinance) **requires three (3) readings** **second reading**

AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-037** (STRICT Center GMP #4 - appropriation/transfer funds) **requires three (3) readings** **second reading**

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

**ORDINANCE NO. 2023-038** (Street Dept operating budget) **requires three (3) readings** **second reading**

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

**ORDINANCE NO. 2023-040** (*contract extension with ACP GREENE & ASSOCIATES, LLC dba Planning NEXT*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-041** (*Maumee Watershed Conservancy District MOA*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-042** (*retirement settlements*) **requires three (3) readings** **first reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-043** (*Phase 2 benching project*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-044** (*Miracle League donation – security cameras at BVHS Miracle Park*) **requires three (3) readings** **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-045** (*Firefighter Hazmat training*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND SIGN THE NECESSARY AGREEMENT(S) TO ACCEPT AWARDED PUBLIC UTILITIES COMMISSION OF OHIO (PUCO) HAZARDOUS MATERIALS TRAINING AND PLANNING GRANT PROGRAM FUNDS FOR TUITION COSTS ASSOCIATED WITH HAZMAT TRAINING FOR CITY OF FINDLAY, OHIO FIREFIGHTERS, AND DECLARING AN EMERGENCY.

**UNFINISHED BUSINESS:**

**OLD BUSINESS**

**NEW BUSINESS**



Philip L. Rooney  
Christie L. Ranzau

rooney & ranzau, ltd.  
attorneys at law  
320 s. main st.  
findlay, ohio 45840  
419-425-3821  
flagcitylaw.com

RECEIVED  
APR 07 2023  
MAYOR'S OFFICE

**NOTICE OF FILING OF PETITION FOR ANNEXATION**  
Ohio Revised Code §709.02

April 7, 2023

Denise DeVore  
Clerk of Council  
318 Dorney Plaza  
Findlay, Ohio 45840

Jeanie Ploeger  
Marion Twp. Fiscal Officer  
6761 Twp. Road 212  
Findlay, Ohio 45840

Lori Ballinger Morehead  
Cass Twp. Fiscal Officer  
5050 County Road 18  
Findlay, Ohio 45840

You are advised that on March 31, 2023, there was filed with the Board of Commissioners of Hancock County, Ohio, a Petition for Annexation of certain territory located North and East of the City of Findlay, Ohio, being the right of way of portions of County Road 212 and County Road 236. A copy of said petition is attached hereto and made a part hereof along with the attachments to said petition. A hearing on said petition has been set by the Board of County Commissioners of Hancock County, Ohio on June 30, 2022 at 11:00 AM in the Commissioner's Conference Room, 514 South Main Street, Findlay, Ohio 45840. A copy of the notice of said hearing is enclosed.

Philip L. Rooney  
Agent for Petitioner  
320 South Main Street  
Findlay, Ohio 45840  
(419) 425-3821

Received

MAR 31 2023

Commissioner's Office  
Hancock Co., Ohio

**PETITION FOR ANNEXATION**  
Non-expedited

To the Board of Commissioners of Hancock County, State of Ohio:

The undersigned, being the owner of the real estate within the Townships of Marion and Cass, County of Hancock and contiguous to the City of Findlay, and more particularly described in **Exhibit "A"** attached hereto, said real estate further described by the plat attached hereto as **Exhibit "B"**, respectfully petitions that the above described real estate be annexed to the City of Findlay.

Philip L. Rooney, 320 South Main Street, Findlay, Ohio 45840, is hereby authorized to act as agent for the Petitioner in securing such annexation.

The number of owners of real estate sought to be annexed is twelve (12).

The undersigned is the authorized representative of the owner of real property within the parcel of property to be annexed:

February 17, 2023

Sharon E. Stacy  
Sharon E. Stacy

February 17, 2023

Terry L. Stacy  
Terry L. Stacy

February 17, 2023

Timothy W. Stacy  
Timothy W. Stacy

February 17, 2023

Jacklynn S. Stacy  
Jacklynn S. Stacy

February 17, 2023

Sharon E. Stacy  
Sharon E. Stacy, Trustee

**PETITION FOR ANNEXATION**

Non-expedited

To the Board of Commissioners of Hancock County, State of Ohio:

The undersigned, being the owner of the real estate within the Townships of Marion and Cass, County of Hancock and contiguous to the City of Findlay, and more particularly described in **Exhibit "A"** attached hereto, said real estate further described by the plat attached hereto as **Exhibit "B"**, respectfully petitions that the above described real estate be annexed to the City of Findlay.


Philip L. Rooney, 320 South Main Street, Findlay, Ohio 45840, is hereby authorized to act as agent for the Petitioner in securing such annexation.

The number of owners of real estate sought to be annexed is twelve (12).

The undersigned is the authorized representative of the owner of real property within the parcel of property to be annexed:

LEGACY FARMERS COOPERATIVE, fka  
Blanchard Valley Farmers Cooperative, Inc.  
an Ohio Corporation

January 31, 2023

By:   
its *President*

**PETITION FOR ANNEXATION**

Non-expedited

To the Board of Commissioners of Hancock County, State of Ohio:

The undersigned, being the owner of the real estate within the Townships of Marion and Cass, County of Hancock and contiguous to the City of Findlay, and more particularly described in Exhibit "A" attached hereto, said real estate further described by the plat attached hereto as Exhibit "B", respectfully petitions that the above described real estate be annexed to the City of Findlay.

Philip L. Rooney, 320 South Main Street, Findlay, Ohio 45840, is hereby authorized to act as agent for the Petitioner in securing such annexation.

The number of owners of real estate sought to be annexed is twelve (12).

The undersigned is the authorized representative of the owner of real property within the parcel of property to be annexed:

ROBINSON INVESTMENTS, LTD., an Ohio  
Limited Liability Company

March 30, 2023

By: 

Its MEMBER



**PETITION FOR ANNEXATION**

Non-expedited

To the Board of Commissioners of Hancock County, State of Ohio:

The undersigned, being the owner of the real estate within the Townships of Marion and Cass, County of Hancock and contiguous to the City of Findlay, and more particularly described in Exhibit "A" attached hereto, said real estate further described by the plat attached hereto as Exhibit "B", respectfully petitions that the above described real estate be annexed to the City of Findlay.

Philip L. Rooney, 320 South Main Street, Findlay, Ohio 45840, is hereby authorized to act as agent for the Petitioner in securing such annexation.

The number of owners of real estate sought to be annexed is twelve (12).

The undersigned is the authorized representative of the owner of real property within the parcel of property to be annexed:

February \_\_\_\_\_, 2023

\_\_\_\_\_  
Robin L. Gardner, Trustee

CAMELOT SHIRE, LLC, an Ohio Limited  
Liability Company

February 23<sup>RD</sup>, 2023

By:   
\_\_\_\_\_  
Michael Lammers, Member

## EXHIBIT "A"

Situated in part Cass Township, County of Hancock, State of Ohio and being a part of the South Half of Section 33 and part of Southwest Quarter of Section 34, Township 2 North, Range 11 East. Also situated in part Marion Township, being part of the Northwest Quarter, part of the Northeast Quarter and part of the Southeast Quarter of Section 4, and part of the Northwest Quarter and part of the Southwest Quarter of Section 3, Township 1 North, Range 11 East, a Parcel of Land bounded and described as follows:

Commencing at a Monument found marking the Northwest corner of the Northwest Quarter of said Section 3;

Thence along the north line of the Northwest Quarter of said Section 3, also being the centerline of Township Road 212 (40' R/W), S 88°50'34" E, a distance of 95.31 feet to a point and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence, S 01°09'06" W, a distance of 20.00 feet to a point on the south Right-of-Way of Township Road 212 (40' R/W);

Thence along said south Right-of Way, N 88°50'54" W, a distance of 65.00 feet to a point on the east Right-of-Way of County Road 236 (R/W Varies);

Thence along said east Right-of-way, S 00°16'42" W, a distance of 2745.14 feet to a point;

Thence continuing along said east Right-of-Way, S 00°22'32" W, a distance of 728.93 feet to a point on the north Right-of-Way of State Route 12 (R/W Varies);

Thence along said north Right-of-Way, N 57°57'07" E, a distance of 522.18 feet to a point;

Thence, S 32°00'09" E, a distance of 50.00 feet to a point on the centerline of State Route 12 (R/W Varies). Said point also being on the existing Corporation Line;

Thence along said Corporation Line and said centerline, S 57°57'07" W, a distance of 545.99 feet to an angle point in said lines;

Thence continuing along said Corporation Line and said centerline, S 58°02'07" W, a distance of 1176.53 feet to a point, marking a corner to said existing Corporation Line;

Thence continuing along said Corporation Line, N 00°21'49" E, a distance of 59.17 feet to a point on the north Right-of-Way of State Route 12 (R/W Varies);

Thence leaving said existing Corporation Line and along said north Right-of-Way, N 58°02'07" E, a distance of 1062.12 feet to a point on the west Right-of-Way of County Road 236 (R/W Varies);

Thence along said west Right-of-Way, N 00°22'32" E, a distance of 785.88 feet to a point;

Thence, N 00°16'42" E, a distance of 233.32 feet to a point on the north Right-of-Way line of the Norfolk & Southern Railroad (100' R/W). Said point also being on the existing Corporation Line;

Thence along the north line of said Railroad Right-of-Way and along said existing Corporation Line, N 57°52'40" E, a distance of 35.53 feet to an angle point in said Corporation Line;

Thence continuing along said existing Corporation line, N 00°16'42" E, a distance of 2493.34 feet to an angle point in said Corporation Line;

Thence continuing along said existing Corporation line, N 89°03'38" W, a distance of 2621.63 feet to an angle point in said Corporation Line;

Thence continuing along said existing Corporation line, N 88°48'46" W, a distance of 1095.15 feet to point;

Thence leaving said existing Corporation Line, N 00°54'49" E, a distance of 110.00 feet to a point on the north Right-of-Way of County Road 212 (R/W Varies);

Thence along said north Right-of-Way, S 88°48'46" E, a distance of 1094.30 feet to a point;

Thence continuing along a portion of said north Right-of-Way, S 89°03'38" E, a distance of 1318.20 feet to a point marking an angle point in said Right-of-Way;

Thence continuing along said north Right-of-Way, S 00°29'34" W, a distance of 70.00 feet to a point marking an angle point in said Right-of-Way;

Thence continuing along said north Right-of-Way, S 89°03'38" E, a distance of 1288.03 feet to a point on the west Right-of-Way of County Road 236 (60' R/W);

Thence along said west Right-of-Way, N 00°40'53" E, a distance of 120.00 feet to a point;

Thence, S 89°10'05" E, a distance of 60.00 feet to a point on the east Right-of-Way of County Road 236 (60' R/W);

Thence along said east Right-of-Way, S 00°40'53" W, a distance of 120.00 feet to a point on the north Right-of-Way of Township Road 212 (40' R/W);

Thence along said north Right-of-Way, S 88°50'54" E, a distance of 80.90 feet to a point;

EXHIBIT "A" = PAGE 3

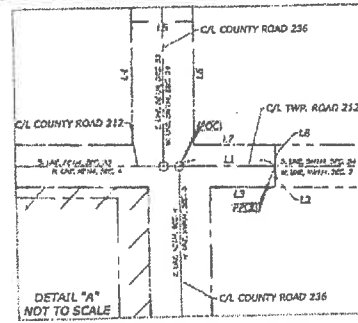
Thence, S 01°09'06" W, a distance of 20.00 feet to the PRINCIPAL POINT OF BEGINNING,  
Containing 15.043 Acres of land, more or less, all being subject to any prior easements of record  
or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).  
Distances referenced are ground distances.

This description was prepared in accordance with a recent Field Survey prepared by  
Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840,  
dated October 25, 2022 and filed at the Hancock County Auditor's Office.

## PROPOSED ANNEXATION PLAT

Being a part of the S1/2 of Section 33, and part of the SW1/4 of Section 34, T2N, R11E, Cass Township, also being part of the NW1/4, part of the NE1/4, and part of the SE1/4 of Section 4, Marion Township, T1N, R11E, also being part of the NW1/4, and part of the SW1/4 of Section 3, Marion Township, T1N, R11E, County of Hancock, State of Ohio 15.043 ACRES



LINE	BEARING	DISTANCE
11	S 85° 32' 34" W	85.21'
12	S 21° 02' 08" W	280.00'
13	N 70° 06' 58" E	85.00'
14	N 50° 40' 02" E	125.00'
15	S 84° 10' 02" W	63.00'
16	N 69° 28' 54" W	110.00'
17	S 87° 30' 34" E	60.99'
18	N 29° 28' 34" W	25.00'

PARCEL BOUNDARY TABLE				
OWNER	DEED BOOK/PAGE	PARCEL #	ANNEXATION ACRES	ADJOINING ACRES
Sharon E. Stacy	Vol. 311, Pg. 164 OR 2573, Pg. 812	35000103289	1.421	36.024
Terry L. Stacy	Vol. 2585, Pg. 497	35000101609	0.330	4.481
Gordon Land Holding Co., LLC	Vol. 2322, Pg. 214	35000101822	0.113	10.489
Gardner, Inc.	Vol. 311, Pg. 495	35000100751	1.187	10.771
Hancock Valley Farmers CO-OP, Inc.	Vol. 352, Pg. 205	35000101777	0.828	18.194
Hancock Valley Farmers CO-OP, Inc.	Vol. 1634, Pg. 210	35000034790	0.244	1.582
Hancock Wood Estate CO-OP, Inc.	Vol. 338, Pg. 339 Vol. 271, Pg. 225 Vol. 118, Pg. 268 Vol. 2123, Pg. 55	35000101242	0.318	1.212
Board of County Commissioners	Vol. 2225, Pg. 587	N/A	1.241	0.000
Board of County Commissioners	Vol. 2322, Pg. 221	N/A	0.273	0.782
Board of County Commissioners	Vol. 2322, Pg. 218A	N/A	0.769	1.761
Board of County Commissioners	Vol. 2580, Pg. 357	35000102129	0.232	18.044
Board of County Commissioners	Vol. 1294, Pg. 39	N/A	0.215	0.000
Board of County Commissioners	Vol. 2296, Pg. 1244	N/A	0.900	2.100
Board of County Commissioners	Vol. 2018, Pg. 292	N/A	2.932	3.695
Board of County Commissioners	Vol. 2296, Pg. 1244	15000032981	0.516	1.298
Stycamore LLC	Vol. 2322, Pg. 214	N/A	0.437	0.000
Alvin H. & Sharon E. Stacy Home Trust	Vol. 311, Pg. 164	35000100914	0.519	68.597
Trinity L. & Jamlyn S. Stacy	Vol. 311, Pg. 164	35000100912	0.138	8.217
Michael J. Gardner	Vol. 2514, Pg. 185	35000101511	0.134	64.865
Acorn L. Gardner Trustee	Vol. 2514, Pg. 185	35000101511	0.134	64.865
Hortel Southern Railroad	Vol. 711, Pg. 727	N/A	0.243	N/A



**Van Horn Hoover**  
SURVEYING

C&C ENGINEERING  
LAND USE PLANNING  
GPS/GIS CONSULTANTS  
3200 N. MAIN ST.  
FINDLAY, OH 45840  
(419) 423-5630

www.vanhornhoover.com  
E-MAIL  
info@vanhornhoover.com



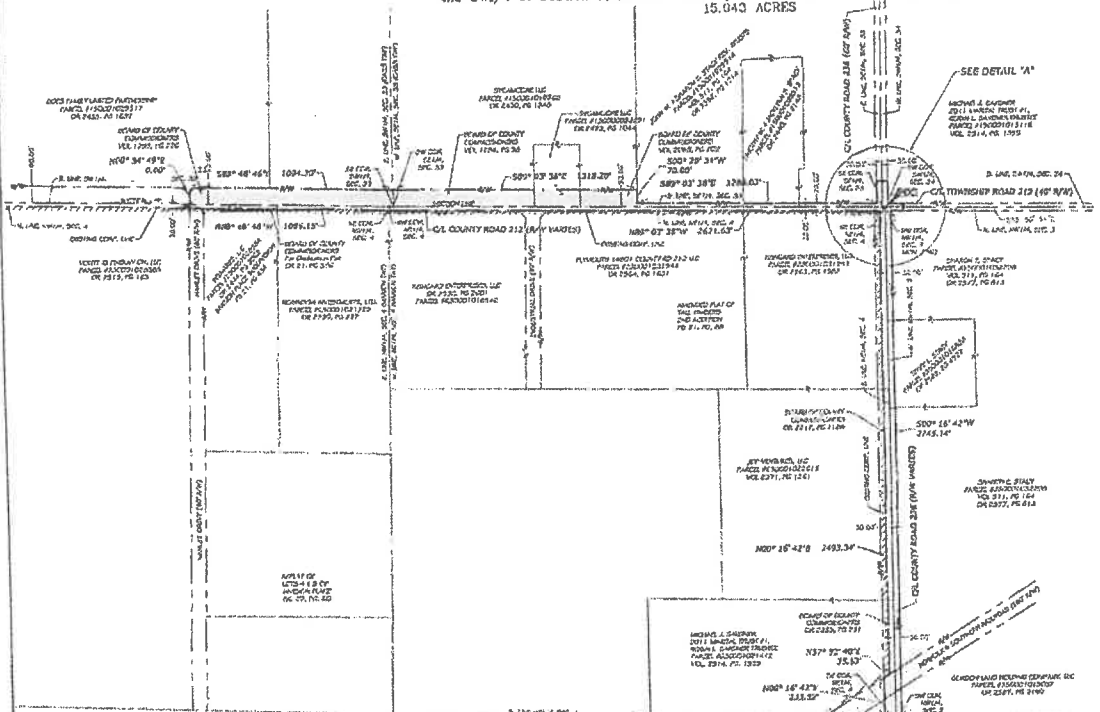
PREPARED FOR:  
CITY OF FINDLAY

### ANNEXATION PLAT

DATE	BY	REVISION

DATE: October 25, 2022  
JOB NUMBER: 22-005-01561-1234-5  
DRAWN BY: [Signature]

EXHIBIT "B"



PROPOSED ANNEXATION AREA = 15.043 ACRES

NOTICE: 1) This survey performed using a Trimble 560 GPS unit, connected to the total station, with an unobstructed view of the sky for satellite reception. 2) Bearings are based on the Mean North, State Plane Coordinate System NAD 1983. 3) This survey performed within the limits of a T-5 report, and all other reports of respective responsibility, easements, encumbrances, or otherwise, if any. 4) There is 0% per cent of adjacent County Public Records at this time.

DATE: October 20, 2022

R. STONE  
S-8159

REGISTERED PROFESSIONAL SURVEYOR

LEGEND	
S	Section Corner as described
R	Set 5/8" 3/32" radius, marked with the owner's name, the town or city name, and the date of the survey.
U	Utility Easement
CE	County Easement
CO	County Easement
CD	County Easement

**ATTACHMENT A**

Country Road 212\County Road 236 Annexation  
Property to be Annexed

Hancock-Wood Electric Cooperative, Inc.  
P.O. Box 190  
North Baltimore, OH 45872  
Parcel No. 350001012472

Blanchard Valley Farmers Cooperative, Inc.  
6566 County Road 236  
Findlay, OH 45840  
Parcel Nos. 350001021277 & 350000084790

Camelot Shire, LLC  
1521 Greendale Avenue  
Findlay, OH 45840  
Parcel No. 350001007221

Gordon Land Holding Company  
2250 Levis Commons Blvd.  
Perrysburg, OH 43551  
Parcel No. 350001019037

Sharon E. Stacy  
14938 County Road 212  
Findlay, OH 45840  
Parcel No. 350001032298

Terry L. Stacy  
6151 County Road 236  
Findlay, OH 45840  
Parcel No. 350001016828

Robin L. Gardner, Trustee  
16067 E. State Route 12  
Findlay, OH 45840  
Parcel No. 150001015116

Sharon E. Stacy, Trustee  
14938 County Road 212  
Findlay, OH 45840  
Parcel No. 150001029514

ATTACHEMENT A = PAGE 2

Timothy W. Stacy  
Jacklynn S. Stacy  
14880 County Road 212  
Findlay, OH 45840  
Parcel No. 150001029513

Sycamoore LLC  
P.O. Box 893  
Findlay, OH 45839  
Parcel No. 150000032291

Robinson Investments, Ltd.  
P.O. Box 508  
Bellefontaine, OH 43311  
Parcel No. 630001021729

PROPERTY HOLDERS OF REAL ESTATE WITHIN THE AREA TO BE ANNEXED BUT NOT COUNTED AS OWNERS PURSUANT TO O.R.C SECTION 709.02(E).

Board of Hancock County Commissioners  
514 South Mai Street  
Findlay, OH 45850

Norfolk Southern Corporation  
Real Estate Department  
8000 Ravines Edge Court  
Suite 100  
Columbus, OH 43235

**ATTACHMENT B**

Country Road 212\County Road 236 Annexation  
Adjacent Property to Proposed Annexation

Vereit ID Findlay OH, LLC  
7601 Penn Avenue  
Richfield, MN 55423  
Parcel No. 230001028583

Boes Family Limited Partnership  
5139 Twp. Road 238  
Arcadia, OH 44804  
Parcel No. 150001029517

Sycamore LLC  
P.O. Box 893  
Findlay, OH 45839  
Parcel Nos. 150001018562 & 150000032291

Belmares LLC  
1903 Blanchard Avenue  
P.O. Box 1563  
Findlay, OH 45839  
Parcel Nos. 230001028584, 230001028585 & 230001028586

Hamlet Protein, Inc.  
P.O. Box 240  
Findlay, OH 45839  
Parcel No, 230001028587

Reingard Enterprises, LLC  
P.O. Box 1562  
Findlay, OH 45839  
Parcel Nos. 63000101854, 630001022614, 350001014311 & 230001031943

Plymouth 14801 County Rd 212 LLC  
20 Custom house Street  
Boston, MA 02110  
Parcel No. 230001031944

JDP Ventures, LLC  
P.O. Box 923  
Findlay, OH 45839  
Parcel No. 630001022615



ATTACHMENT B = PAGE 2

Robin L. Gardner, Trustee  
16067 East State Route 12  
Findlay, OH 45840  
Parcel No. 630001021442

Ohio Logistics III, LLC  
P.O. Box 952  
Findlay, OH 45839  
Parcel No. 570000211860

Hunters Crossing Findlay, LLC  
7007 East Pleasant Valley Road  
Beachwood, OH 44122  
Parcel No. 630001024939

Clyde-Findlay Area Credit Union  
1455 West McPherson Highway  
Clyde, OH 43410  
Parcel No. 630001021881

Parkview Church of Christ  
15035 State Route 12  
Findlay, OH 45840  
Parcel No. 630001025425

David Yu-Shen Lai  
4409 County Road 140  
Findlay, OH 45840  
Parcel No. 350001008887

Heath R. Miller  
Rachel L. Miller  
15228 E State Route 12  
Findlay, OH 45840  
Parcel No. 350001019036

Garlock Brothers Construction, Inc.  
15272 E State Route 12  
Findlay, OH 45840  
Parcel No. 350000084560

ATTACHMENT B = PAGE 3

Karen Doxsey, Trustee  
David Stacy, Trustee  
6028 Township Road 212  
Findlay, Ohio 45840  
Parcel Nos. 350001032297 & 150001007316

Robert Doxsey Jr.  
Karen Doxsey  
15295 Twp. Road 212  
Findlay, OH 45840  
Parcel No. 350001012272

Robert C. Johnson  
Alberta L. Johnson  
15152 Twp Road 212  
Findlay, OH 45840

JBPE, LLC  
15333 Twp. Road 212  
Findlay, OH 45840  
Parcel No. 150001007318

JTG Sammet Farm, Ltd.  
P.O. Box 874  
McComb, OH 45858  
Parcel No. 150000032430

J R Miler Investments, Ltd.  
1270 Van Buren Street  
Fostoria, OH 44830  
Parcel No. 150001028355

Tony L. Stacy  
5536 County Road 236  
Findlay, OH 45840  
Parcel No. 150001012620

Stoney Trail Condominium Homes VI Assoc.  
Attn: Jen Macke  
2137 Greystone Court  
Findlay, OH 45840

# Hancock



the signature county of Ohio

*William L. Bateson  
Timothy K. Bechtol  
Michael W. Pepple*

*Lynn Taylor, Clerk*

---

300 South Main Street, Findlay OH 45840 | Phone (419) 424-7044 | Fax (419) 424-7828

April 4, 2023

Philip L. Rooney  
320 South Main Street  
Findlay, OH 45840

Re: City of Findlay, County Road 212/236 Annexation

Dear Mr. Rooney:

The annexation hearing for this annexation petition that was filed on March 31, 2023 has been scheduled at 11:00 a.m. on Thursday, June 30, 2022 in the commissioner's conference room.

If you have any questions, please contact me.

Sincerely,

Alec Helms, Assistant Clerk  
Hancock County Commissioners



## Monthly Collection Report to Findlay Council

March 2023

Total collections for March 2023: \$2,241,408.32

	<b>2023</b>	<b>2022</b>	
	<u>Year-to-date</u>	<u>Year-to-date</u>	<u>Variance</u>
Withholders	5,242,074.80	5,646,586.16	-404,511.36
Individuals	776,660.03	679,676.77	96,983.26
Businesses	<u>410,628.87</u>	<u>614,653.20</u>	<u>-204,024.33</u>
<b>Totals</b>	6,429,363.70	6,940,916.13	-511,552.43
			-7.37%

### Actual & Estimated Past-due Taxes

Withholders	555,163.05
Individuals	3,531,501.43
Businesses	<u>335,185.85</u>
<b>Total</b>	4,421,850.33

### Actual and Projected Revenue

	<b>2023</b>	<b>Percentage</b>	<b>Amount</b>	<b>Percentage</b>	<b>2023</b>
	<u>Actual</u>	<u>of Projection</u>	<u>to Meet</u>	<u>to Meet</u>	<u>Projected</u>
	<u>Year-to-date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	<u>Year End</u>
Withholders	5,242,074.80	24.59%	16,078,925.20	75.41%	21,321,000.00
Individuals	776,660.03	26.78%	2,123,339.97	73.22%	2,900,000.00
Businesses	<u>410,628.87</u>	10.53%	<u>3,489,371.13</u>	89.47%	<u>3,900,000.00</u>
<b>Totals</b>	6,429,363.70	22.86%	21,691,636.30	77.14%	28,121,000.00

**Refunds Paid**

	<u>Month-to-date Quantity</u>	<u>Year-to-date Quantity</u>	<u>Month-to-date Amount</u>	<u>Year-to-date Amount</u>
Withholders	16	40	8,107.92	9,653.68
Individuals	258	396	110,904.62	179,546.39
Businesses	<u>12</u>	<u>21</u>	<u>11,364.27</u>	<u>24,412.67</u>
<b>Totals</b>	286	457	130,376.81	213,612.74

**Transfers of Overpayments**

	<u>Month-to-date Quantity</u>	<u>Year-to-date Quantity</u>	<u>Month-to-date Amount</u>	<u>Year-to-date Amount</u>
Withholders	19	51	14,099.29	19,599.62
Individuals	122	202	19,257.50	41,945.60
Businesses	<u>43</u>	<u>101</u>	<u>51,880.71</u>	<u>149,433.60</u>
<b>Totals</b>	184	354	85,237.50	210,978.82

 4/3/2023  
Income Tax Administrator                      Date

# City of Findlay Income Tax Department

## Monthly Collection Report to City Council

For the Month of March 2023

	<u>Individuals</u>	<u>Businesses</u>
A. Month-to-date quantity:	<u>0</u>	<u>0</u>
B. Cumulative quantity:	<u>0</u>	<u>0</u>
C. Cumulative quantity with no filing obligations:	<u> </u>	<u> </u>
D. Cumulative quantity with no tax liabilities:	<u> </u>	<u> </u>
E. Quantity not required to make estimate payments:	<u> </u>	<u> </u>
F. Quantity already making estimate payments:	<u> </u>	<u> </u>
G. Cumulative quantity HB 49 Opt-in election:	<u>0</u>	<u>0</u>
H. Quantity remaining (B – C – D – E – F – G):	<u> </u>	<u> </u>

For the remaining 0 individual and 0 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 \$ 0

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

Number of Businesses:	Month-to-date <u>4</u>	Year-to-date <u>8</u>
HB 49 .5 Percent Fees:	Month-to-date <u>0</u>	Year-to-date <u>0</u>


4/3/2023  
 Mary Price, Tax Administrator Date

**Findlay Income Tax Department**

**Monthly Collections Report**

Monday, April 3, 2023

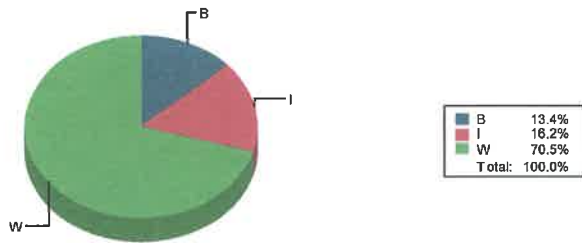
9:21:13AM

For Period March 1, 2023 through March 31, 2023

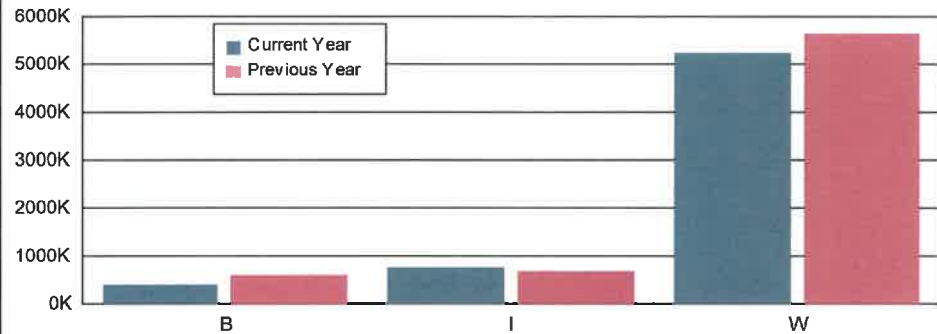
**City of Findlay**

Account Type	Monthly Total	2023 Year to Date	2022 Year to Date	Increase (Decrease)	% Change	2023 Month to Date	Previous Year(s) Month to Date
<b>W</b>	<b>1,579,165.40</b>	<b>5,242,074.80</b>	<b>5,646,586.16</b>	<b>-404,511.36</b>	<b>-7.16</b>	<b>1,567,651.11</b>	<b>11,514.29</b>
<b>I</b>	<b>362,330.19</b>	<b>776,660.03</b>	<b>679,676.77</b>	<b>96,983.26</b>	<b>14.27</b>	<b>52,021.62</b>	<b>310,308.57</b>
<b>B</b>	<b>299,912.73</b>	<b>410,628.87</b>	<b>614,653.20</b>	<b>-204,024.33</b>	<b>-33.19</b>	<b>127,032.57</b>	<b>172,880.16</b>
<b>Totals:</b>	<b>2,241,408.32</b>	<b>6,429,363.70</b>	<b>6,940,916.13</b>	<b>-511,552.43</b>	<b>-7.37</b>	<b>1,746,705.30</b>	<b>494,703.02</b>

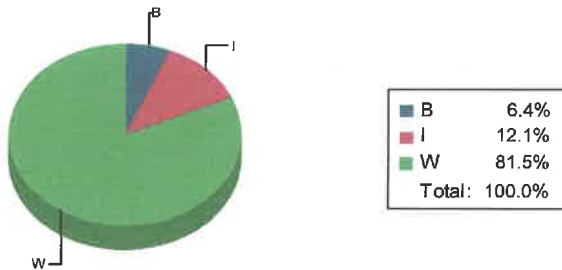
**Monthly Collections by Account Type**



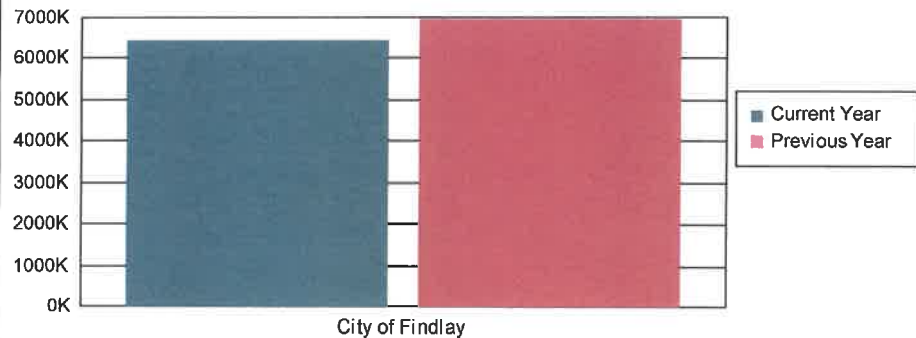
**Collections Year to Date**



**YTD Collections by Account Type**



**Year to Date Total Collections**











# City of Findlay

Christina M. Muryn, Mayor

## POLICE DEPARTMENT

Robert K. Ring, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

[www.findlayohio.com](http://www.findlayohio.com)

April 3, 2023

Honorable Council:

Attached are the Findlay Police Department activity stats for March 2023.

Sincerely,



Robert K. Ring  
Chief of Police



# City of Findlay

Christina Muryn, Mayor

## WATER TREATMENT DEPARTMENT

Jason Phillips, Superintendent

110 North Blanchard Street • Findlay, OH 45840

Phone: 419-424-7193 • Fax: 419-424-7892

[www.findlayohio.com](http://www.findlayohio.com)

April 5, 2023

## NEWS RELEASE

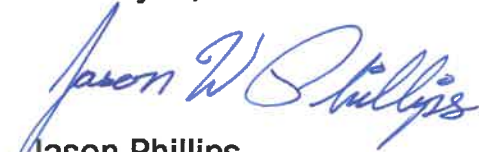
### PRECIPITATION & RESERVOIR LEVELS

Total precipitation recorded at the City of Findlay Water Pollution Control Center was 10.02 inches of rain and 10.3 inches of snow for the first quarter (Jan-Mar) of 2023.

At the end of March, the Findlay reservoirs stood at 89% of capacity. This reservoir level represents a 990 day water supply at the city's current usage rate.

The City of Findlay Water Treatment Plant treated 518.52 million gallons of water in the first quarter of 2023. That is an average of 5.76 million gallons per day.

Thank you,



Jason Phillips

Superintendent

Water Treatment Plant

EC: City Council  
Department Supervisors  
File

	4/5/2023	2022					2023				
		Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total
<b>Precipitation</b>											
Rain (Inches)		6.47	9.7	9.93	2.84	28.94	10.02				10.02
Snow (Inches)		14	0.8	0	1.8	16.6	10.3				10.3
<b>Total Precipitation (In Inches)</b>		<b>20.47</b>	<b>10.5</b>	<b>9.93</b>	<b>4.64</b>	<b>45.54</b>	<b>20.32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20.32</b>
<b>Reservoir</b>											
Current Volume (Billion Gallons)		5.6	6.3	5.6	5.12		5.7				
Max Capacity (Billion Gallons)		6.4	6.4	6.4	6.4		6.4				
<b>% of Capacity</b>		<b>88%</b>	<b>99%</b>	<b>88%</b>	<b>80%</b>		<b>89%</b>				
Supply at Current Usage (Days)		1026	1101	946	908		990				
Supply at Max Capacity/Current Usage (Days)		1166	1111	1076	1135		1111				
<b>Treatment</b>											
Gallons Treated (Millions)		493.83	524.6	547.39	518.45		518.52				
Max Treatment Capacity (Millions)		1440	1456	1472	1472		1440				
<b>Current Treatment Capacity Utilization</b>		<b>34%</b>	<b>36%</b>	<b>37%</b>	<b>35%</b>		<b>36%</b>				
AVG Gallons Treated Per Day (Millions)		5.49	5.76	5.95	5.64		5.76				
Max Daily Treatment Capacity (Millions)		16	16	16	16		16				
<b>AVG Daily Remaining Capacity (Millions)</b>		<b>10.51</b>	<b>10.24</b>	<b>10.05</b>	<b>10.36</b>		<b>10.24</b>				

## Water and Sewer Rates

2017 Annual Water Rates		
Findlay	\$	358
Ohio average	\$	634

2017 Annual Sewer Rates		
Findlay	\$	424
Ohio average	\$	677

Year	Average Ohio Water Rate Increases	Findlay
2014	1.8%	0%
2015	3.3%	0%
2016	6.1%	0%
2017	0.9%	0%

Year	Average Ohio Sewer Rate Increases	Findlay
2014	3.2%	0%
2015	4.4%	0%
2016	0.9%	0%
2017	2.4%	0%

from 2017 Ohio EPA Sewer & Water Rate Survey

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1st floor of Municipal Building  
Thursday March 9, 2023 – 9:00 a.m.

**Minutes**

**MEMBERS PRESENT:**

Mayor Muryn  
Rob Martin  
Dan DeArment  
Jackie Schroeder  
Dan Clinger

**STAFF ATTENDING:**

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Jeremy Kalb, City Engineer  
Kevin Shenise, Fire Prevention  
Erik Adkins, Zoning Administrator & Flood Administrator

**GUESTS:**

Dan Stone, Lou Willin, Tony Scanlon, Renz Salanga, John Snyder, Dr. Iyabo Adetutu Iboaya

**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 asked a few follow up questions. On CU-02-2023, he wanted clarification whether we did not include landscaping as a condition. Jacob Mercer noted that the condition was to have an approved striping plan for the parking lot. Mayor Muryn added that due to the lot lines

there was not enough room for landscaping on the property. There will be additional landscaping added on the County owned property in the future which will help.

On the SP-04-2023, Mr. Clinger asked if there was any additional clarification if the MediaOne Building was demolished using FEMA dollars. Neither HRPC nor the City Zoning Staff have received an update.

Jackie Schroeder added on Page 15 there is a sentence that is cut off. Jacob Mercer said he would fix it.

Dan DeArment motioned to approve the minutes for the February 9, 2023 meeting. Dan Clinger seconded. Motion approved 5-0-0.

### **OLD ITEMS**

- 1. APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.**

### **CPC STAFF**

#### **General Information**

This request is located on the west side of N. Main Street at the southwest intersection with Meeks Avenue. It is zoned C-3 Downtown Commercial. To the north, south and east, it is also zoned C-3 Downtown Commercial. To the west, it is zoned C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

#### **Parcel History**

The site is vacant after Snyder's Auto Mart closed.

#### **Staff Analysis**

This item went to the February 9th CPC meeting to re-establish an auto sales business on the site. One of the conditions for approval was to remove the pylon sign from the site. Erik Atkins said in the meeting that the sign location hung over the right-of-way, which is prohibited. In section 1161.12.19 OTHER SIGNS, letter D. ABANDONED SIGNS & REMOVAL reads 30 Days - Owners of abandoned signs have thirty days to remove the violation after the Zoning Administrator issues a written citation indicating a sign has been abandoned.

In recent years, staff have promoted monument signage rather than allowing pylons signs. In the C-3 district, pylon signs are not recommended because they are traffic oriented signage. Staff is not supportive of the request.

#### **Staff Recommendation**

CPC Staff recommends denial of APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.

### **ENGINEERING**



- No Comment

### FIRE PREVENTION

- No Comment

### RECOMMENDATION

Staff recommends denial of APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.

### DISCUSSION

John Snyder was present on behalf of the request. Matt Cordonnier offered some clarification, regarding the item. He said the original conditional use request for re-establishing the auto sales business on the site was approved with two conditions, one being the removal of the non-conforming sign. Mr. Snyder has asked the Commission to reconsider that condition of removal of the sign.

Mr. Snyder spoke saying that he was not notified that there was an issue with the sign. He wanted to know why his sign is being targeted when others along Main Street actually hang further into the right-of-way.

Erik Adkins said that the code states that after sixty days, non-conforming signs are required to be removed. He said that he sent a letter a few years ago to Brian Snyder without a response. He said that at the time, the property was zoned C-2, so the sign should be ten feet off the property line. Matt Cordonnier added that he did visit the site, and he said that although it may overhang, he couldn't definitely say how much it was overhanging it.

Mayor Muryn said there are two options. While not preferred, C-3 does allow pylon signs, so it would be conforming if it was not overhanging the right-of-way. The issue last month was approving the auto sales business in the C-3 district, which she said was not her favorite use of the site. She noted that there is signage on the walls of the building, so having the pylon removed would not be detrimental to the business and the removal of the sign would help clean up the aesthetic of the site. Mr. Clinger agreed and thought, given that there will be more than 25 cars parked on site, it will be pretty apparent what the business is without needing a pylon.

Mr. DeArment asked staff how long the business had been closed. Mr. Adkins said it has been closed since 2020. Mayor Muryn added that if the sign had been removed after they were notified, they would have been compliant with the C-2 district in the code. Since they waited, and the zoning changed, C-3 did allow for pylon signs, which is partly why we are reconsidering it. Mr. Adkins added the original pylon did make some sense due to the building locations along that stretch of Main Street and that the business was set back off the right-of-way. Since the floods and the demolitions in the area, all that remains is a flat floodplain, making the sign stick out more.

**MOTION**

Dan DeArment made motion to deny the removal of the condition for removing the pylon sign for APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder.

2<sup>nd</sup>: Rob Martin

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

**NEW ITEMS**

1. **APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.**

**CPC STAFF**

**General Information**

This request is located between the Andrew Jackson Way and Smokies Way in the Glenmar Subdivision in Liberty Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

**Parcel History**

The site is currently vacant land.

**Staff Analysis**

The proposed plat would subdivide this area into nine parcels. At the east end of the site, there is an extension of the existing stub street, Glenmar Parkway. This would connect Andrew Jackson Lane to Smokies Way. This phase is in keeping with the overall development plan for the Glenmar subdivision.

**Staff Recommendation**

CPC Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.

**DISCUSSION**

Tony Scanlon was present on behalf of the application. He said he has been doing this subdivision in partnership with John Vorst. This is just a continuation of the subdivision that they have been doing. Mayor Muryn said she was excited to see the development continue for the subdivision. She said that as long as the engineers didn't have any issue with the layout of the utilities, then it should be good to approve.

Mr. Clinger asked if there were any changes from the original submittal for the subdivision. Mr. Scanlon did have to remove one lot because the demand was for larger lots along the pond.

Frank Schrum, 9720 Glenmar Parkway, was present to view the proposal since he abuts this future development. He added that he was looking forward to seeing the development.

**MOTION**

Mayor Muryn made a motion **to approve APPLICATION FOR PRELIMINARY PLAT PP-01-2023**

**2nd: Jackie Schroeder**

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

**2. APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.**

**CPC STAFF**

**General Information**

This request is located on the north side of E. Sandusky Street directly west of the Stix Restaurant at 110. E. Sandusky Street. It is zoned C-3 Downtown Commercial and is completely surrounded by C-3. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

**Parcel History**

The site is currently a parcel owned by the City of Findlay. The parcel was created via lot split in 2012 and is leased to the neighboring restaurant, Stix, for outdoor seating.

**Staff Analysis**

The applicant, Renz Salanga, has applied to have an outdoor bar space in an enclosed shipping container structure. While this is not listed as a conditional use explicitly, City Planning Commission has the discretion to review uses when deemed appropriate. The container itself is 8 feet by 20 feet in size. There is a window that can enclose the actual bar. Barstool seating can

be found around the perimeter of the bar. There is a staircase on the side of the container, which would allow patrons to have seating on top of the space.

Staff would add that Conditional Use permits are revocable if there are any issues with this use in the future.

### **Staff Recommendation**

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.

### **ENGINEERING**

- No Comment

### **FIRE PREVENTION**

- No Comment

### **RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.**

### **DISCUSSION**

Renz Salanga was present on behalf of the application. Mayor Muryn started the discussion by acknowledging that this property is leased to Stix for use of the patio. Mr. Salanga has met with her and City staff to discuss the proposal and the City do not have any concerns about it.

Matt Cordonnier added that the application did go through the Design Review Board the prior night and was given approval of the design. Mr. Clinger asked for details on what it would look like. Mr. Salanga said the color of the container would be tricorn black, which will match the trim of the updates to Stix. He will be painting the sidewall white, but doing the trim tricorn black.

Mr. DeArment said that his concern was about having a sink in the structure for washing dishes and glasses. Mr. Salanga said that they would have two pipes coming from the Stix location, and piped into a handwashing sink station. They would only be using it during the warmer months, so it will be drained when it is not in use. The goal is to make the work for staff easier. Currently, they have an outdoor bar that they have to tear down every day. This would allow them to just close up and keep everything outside securely. Mr. Salanga added that he has had discussions with Wood County and they will require engineered drawings, which he is working on getting.

Mr. DeArment asked if any existing doors would be blocked by the container. Matt Cordonnier noted that the back of the container backs up to the pocket park, so it is not backing up to the building. The shipping container essentially makes a fence for their liquor area.

Mr. Clinger asked if the signage in the submission was specific to his business. He noted one of the pictures showed a big coffee cup and said "Drink Coffee". Mr. Salanga said that was a stock image and that he does not intend to start selling coffee. Mr. Clinger asked how long Stix has been closed. Mr. Salanga said that he has been closed for a year and a half. He said they were pouring concrete in Stix this past week. He is working on getting people hired soon to re-open. The container will be one of the last pieces to getting things reopened. The container costs can vary widely, and the cheapest one he has found is in Thailand, so it may take a while to get it on location.

Mayor Muryn said she was excited to see the development and will do a good job to improve the area. Mr. Clinger asked if the shipping container removal would be added to the lease agreement. She said that it would be, and that the idea is that if they are no longer leasing, that they have to return the site to its previous state.

**MOTION**

Mayor Muryn made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-03-2023**

2<sup>nd</sup>: Dan DeArment

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

**3.. APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.**

**CPC STAFF**

**General Information**

This request is located at the intersection of Greendale Avenue and Fox Run Road, behind the First United Church of Christ. The site has officially been rezoned to O-1 Office/Institution after they went to Planning Commission in December 2022. The surrounding area is a mix of office, residential and commercial. It is not in the 100-year flood plain.

**Parcel History**

The site is currently vacant land.

**Staff Analysis**

The parcel was created via split in April 2022. In December 2022, the site was approved to rezone from R-1 Large Lot Residential to O-1 Office/Institution. The proposed building is 5,769 square feet in size. It is only one story, so it meets the height requirements for the district. It has a parking lot that would accommodate 53 parking spots. This is well over the require parking 20 parking spots. The building meets the setback in the O-1 district.

The building has 83 foundation plants around the building which is above the required 64. The perimeter landscaping also meets the standard in the code. A photometric sheet shows that the lighting on site also meets the standard in the code.

### **Staff Recommendation**

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.

### **ENGINEERING**

Access –

The site will be accessed by a proposed drive to come off of Fox Run Road.

Water Service –

The site is proposing a 1.5" Water service to come off of the waterline that is located on the west side of Fox Run Road.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located at the east side of Fox Run. The Engineering Department agrees with the proposed plans that the sanitary lateral will need to be bored under Fox Run Road.

Stormwater Management –

Detention calculations have been submitted as part of the site plan and do comply with City standards. The site plans show a detention pond to be located on the south end of the property and the outlet pipe will tie into the City storm sewer located on the north side of Greendale Avenue.

MS4 Requirements –

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

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x 1
- Waterline Service Tap Permit x 1
- Storm Sewer Tap Permit x 1
- Drive Permit x 1

### **FIRE PREVENTION**

Be sure to get your permits from Wood County Building Department

**RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.**

**DISCUSSION**

Dan Stone was present on behalf of the application. Jackie Schroeder asked if he could clarify about the detention. Mr. Stone said it was a dry basin. The land drains from the northeast to the southwest, he had it positioned there so that it would tie into the storm sewer. He noted that there is land on the south that could be a second building space. Mr. Clinger noted that there are a number of trees on the site, and it would be a shame to remove them. Mr. Stone said that given the EPA requirements, then needed the detention and it is the low spot on the site. The owner did attempt to keep the character of the lot by keeping as many trees as possible.

Mr. Clinger said one of his desires would be to move the detention and the building to the south to move it further from the apartments north of the site. Mr. Stone said the intent was to protect the south end of the lot for potential future development. The drainage is set up properly where they have it, they will screen the lighting to not be an issue with the neighbors too.

Mr. Clinger asked if Terra Nova was currently operating. Dr. Iyabo Adetutu Iboaya said that they were at the office space around the corner on Bright Road. This would be an expansion of the office. Mr. Clinger asked what kind of services they provide. She confirmed it is all out-patient care. Mr. Clinger asked if it was all ages or did they specialize. She confirmed it would be all ages. Mr. Clinger said they should consider adding additional handicapped spots for older patients. Mr. Clinger asked why there was so much parking. Mr. Stone said that the parking in the back would be for employees and the parking in front would be for patients. Dr. Iboaya said that with 4 providers and 15 staff they could have 16-17 patients at a time. Mr. Clinger said with 53 parking spots it seems like they have more than they need. Mr. Stone reiterated that this is what the practice needed rather than sticking with the minimum the code required.

Mr. Clinger asked if there was a dumpster. Mr. Stone said that they would only use wheeled containers, which would be located by the employee entrance. Mr. Clinger asked if they would have a requirement to have them screened. Matt Cordonnier said that trash receptacles should be hidden from view. He thought a small wooden fence would be appreciated. Mr. Clinger asked if the trash service would come back to the site. Dr. Iboaya said yes, and that is how they currently operate at their facility.

Mayor Muryn said that while she initially thought it would be good to move the building to the south, but overall she thought that it was a good use for the site.

Mr. Clinger wanted to discuss the architecture of the building itself. He said that as an architect they have a duty to meet the needs of the client while meeting the aesthetic of the neighborhood. He thought this current design failed to live up to that standard. Mr. Stone said that there is not an architectural code, and that his comments are excessive in terms of requirements. Mr. Cordonnier noted that there are architectural standards in the zoning code, and staff reviewed it based on those. He said that the current design does meet those standards.

Mr. Clinger had some additional comments on the north end of the building. He thought there was a door that currently did not have a connection to the parking lot. Mr. Stone said that if Wood County has a comment on that, they would connect it via sidewalk. Mr. Clinger wanted to see additional landscaping along the north of the site. Mr. Stone said that the Boxwood meets the standard. Mr. Martin said that this was more personal preference, but as long as they meet the code, he did not think they could dictate that. Mr. Cordonnier said the foundational plantings are allowed to be clustered, so he suggested that they shift some around to the north end of the building. Mr. Clinger asked about parking lot landscaping on the west side of the site. Mr. Cordonnier added that it is a rear lot line and typically that they do not require additional landscaping. He was not concerned given that this parking area abuts another parking lot.

#### **MOTION**

Mayor Muryn made a motion to approval of **APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.**

**2nd: Rob Martin**

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

There being no further business, Mayor Muryn adjourned the meeting.



**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
April 13<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023** filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commerical.
2. **APPLICATION FOR CONDITIONAL USE #CU-04-2023** filed by Andrew Willford, to establish a duplex at 827 S. Cory Street.
3. **APPLICATION FOR CONDITIONAL USE #CU-05-2023** filed by Richard Binner, to establish a duplex at 601McConnell Street.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2023** filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue.

**ADMINISTRATIVE APPROVALS**  
**ADJOURNMENT**

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT April 13, 2023

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman  
Rob Martin, Service-Safety Director  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Jacob Mercer, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, P.E., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
April 13<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commerical.**
2. **APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street.**
3. **APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**
4. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, April 13<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

1. **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**

**CPC STAFF**

**General Information**

This request is located on the east side of N Blanchard Street south of the intersection with Tiffin Avenue. It is zoned R-3 Small Lot Residential. To the north and west, it is zoned C-1 Local Commercial. To the south and east, it is zoned R-3 Small Lot Residential. It is located within the 100-year flood plain.

**Parcel History**

The site is currently vacant after a fire destroyed the home on site in October 2022.

**Staff Analysis**

The applicant would like to rezone the property to C-1 Local Commercial. This would allow the lot to be combined with the parcel to the north, which is Dan Maciejewski's State Farm Insurance Agent office. Once rezoned, they will be able to extend the parking lot. Given the small size of the lot, and the proposed parking expansion, staff is supportive of the rezoning.

**Staff Recommendation**

Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**




CPC Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-01-2023 filed by Daniel Maciejewski to rezone 315 N. Blanchard Street from R-3 Small Lot Residential to C-1 Local Commercial.**



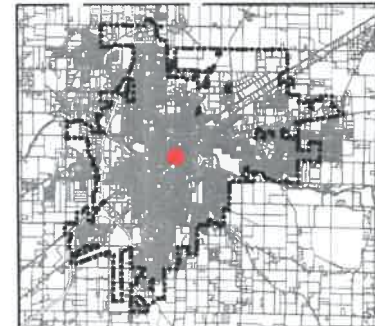
## ZA-01-2023

APPLICATION FOR  
ZONING AMENDMENT  
filed by Daniel Maciejewski to  
rezone 315 N. Blanchard Street  
from R-3 Small Lot Residential to  
C-1 Local Commercial.

### Legend

-  315 N Blanchard St
-  Parcels
-  Road Centerline

Findlay Locator Map



**2. APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street.**

**CPC STAFF**

**General Information**

This request is east side of S. Cory Street, just south of the intersection with Lima Avenue. It is zoned R-3 Small Lot Residential. 827 and 829 S. Cory Street are zoned R-3, but otherwise the neighborhood is zoned R-2 Medium Lot Residential.

**Parcel History**

The site is currently operating as a duplex. Mr. Willford purchased the property in 2015.

**Staff Analysis**

Mr. Willford is in the process of selling the property. During this process, zoning staff communicated that there was no permit on file for the property to be operated as a duplex. During the zoning map update of 2020, the property was rezoned from R-2 Medium Lot Residential to R-3 Small Lot Residential due to the Auditor Tax Code indicating it was a duplex. When staff reviewed the property, they indicated that there was a lack of off-street parking for the duplex. One of the factors in reviewing whether to grant a conditional use for a duplex is having the required 2 off-street parking spaces per unit. In this case, there are only 2 spots currently when they need 4.

The applicant has indicated that they have requested a variance from the BZA regarding the off-street parking requirement.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street subject to the following condition:**

- **Installing the required off-street parking spaces, or receiving a variance from the BZA regarding the off-street parking.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2023 filed by Andrew Willford, to establish a duplex at 827 S. Cory Street subject to the following condition:**

- **Installing the required off-street parking spaces, or receiving a variance from the BZA regarding the off-street parking.**





# CU-04-2023

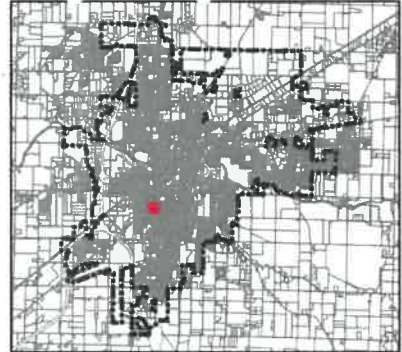
APPLICATION FOR  
CONDITIONAL USE  
filed by Andrew Willford, to  
establish a duplex at  
827 S. Cory Street.

## Legend

-  827 S. Cory Street
-  Parcels
-  Road Centerline



Findlay Locator Map





**3. APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**

**CPC STAFF**

**General Information**

This request is located at the southeast corner of the intersection with H Street and McConnell Street. It is zoned R-3 Small Lot Residential. The entire surrounding neighborhood is also zoned R-3 Small Lot Residential.

**Parcel History**

The site is currently vacant after the previous structure was demolished. Mr. Binner purchased the property in September 2022.

**Staff Analysis**

Mr. Binner has submitted a drawing to construct a duplex for 601 McConnell Street. The plan was created with the input of the Findlay Zoning Department staff. The proposed building meets the requirement for the setbacks in R-3. They also indicated that there will be 4 off-street parking spots on the site.

Given the character of the neighborhood, and the proposed site plan layout with required off-street parking, staff is supportive of the request.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**

**ENGINEERING**

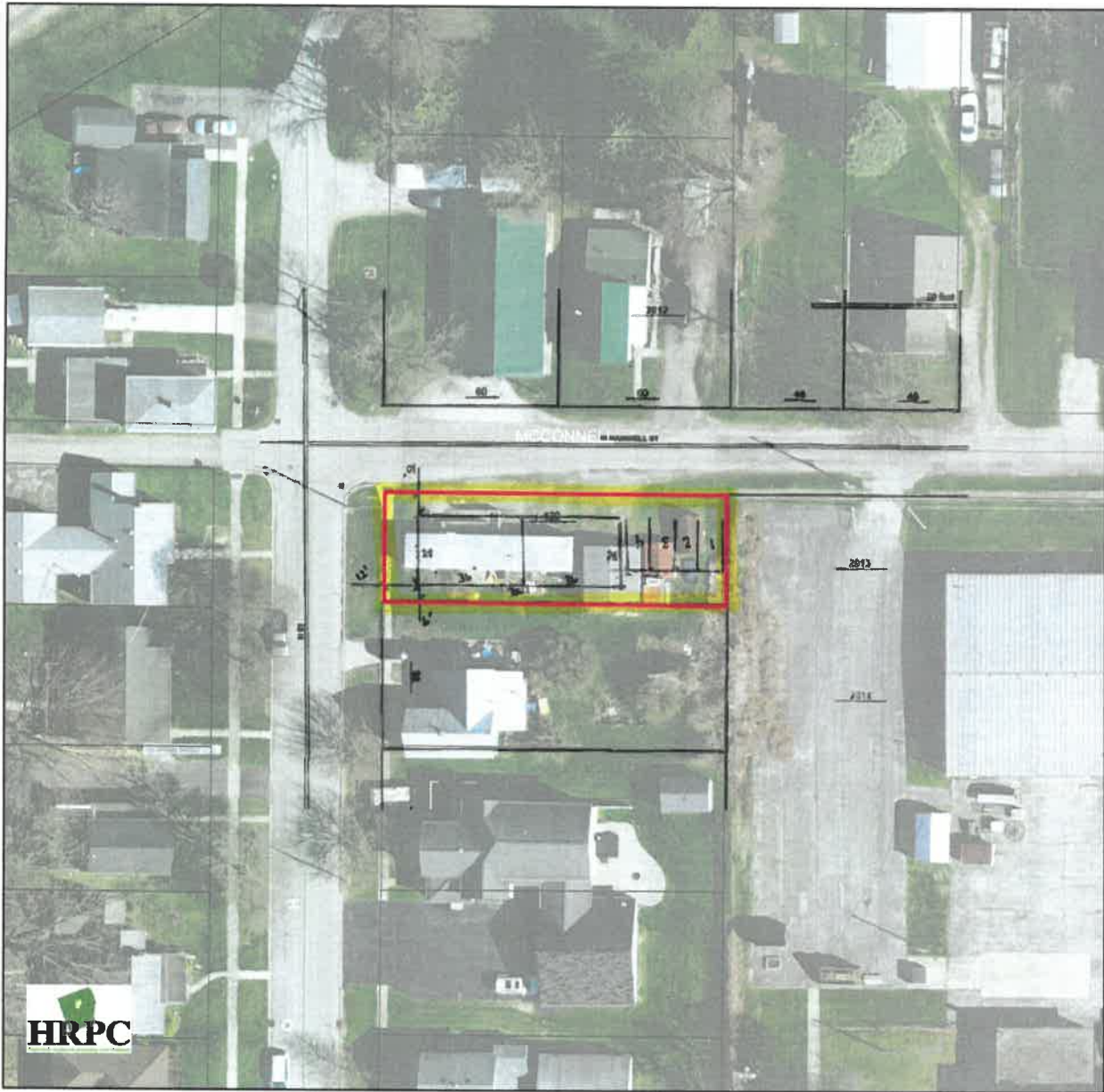
- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.**



HRPC



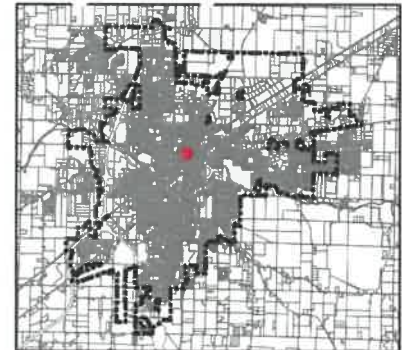
# CU-05-2023

APPLICATION FOR  
CONDITIONAL USE  
filed by Richard Binner  
to establish a duplex at  
601 McConnell Street.

## Legend

-  601 McConnell Street
-  Parcels
-  Road Centerline

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue.**

**CPC STAFF**

**General Information**

This request is located between W. Trenton Avenue and W. Foulke Avenue along Fox Street. The site is zoned C-2 General Commercial. Along W. Trenton Avenue, it is zoned C-2 General Commercial. The neighborhood to the south and east is zoned a mix of I-1 Light Industrial and R-3 Small Lot Residential. It is not in the 100-year floodplain.

**Parcel History**

The site has been a Taco Bell restaurant since 2004. In the southwest corner of the site, there is a commercial building, but it has been acquired by G Made Inc for their Taco Bell expansion.

**Staff Analysis**

The owners of the Taco Bell are requesting a complete tear down and reconstruction of the restaurant. The drive-thru industry has seen a shift toward double-lane drive-thru's, and this would allow them to continue that trend.

The new building would shift to the southwest to provide the drive-thru more room along the east side of the site. The parking would shift to be entirely on the west half of site, with the drive-thru stacking starting at the south end of the site. The stacking would allow for 16 cars. The dumpster enclosure would shift to the middle of the site, but is going to be enclosed by a 6-foot-high privacy fence.

The only concern staff has is with the landscaping on site. The site plan indicates that they are short on perimeter landscaping, foundation plantings, and trees on site. Here is a breakdown on these requirements:

- Foundation Plantings: Required:44 shrubs; Provided: 24 shrubs
- Perimeter Landscaping Shrubs: Required: 152 shrubs; Proposed: 29 shrubs + keep existing
- Perimeter Trees: Required: 8 trees on the perimeter, 4 trees in the drive aisle; Provided: 2 trees and 15 shrubs

While the applicant is short on the landscaping, the overall flow of the drive thru and parking plan will improve the site layout.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue**

**ENGINEERING**

**Access –**

The site will be accessed by the existing curb cuts off of Trenton Avenue, Fox Street, and Foulke Avenue. The curb cut on Foulke Avenue will be reworked to a smaller drive apron that will match the existing curb cut on Trenton Avenue.

**Water Service –**

The site will be utilizing the existing service line.

**Sanitary Service –**

The existing sanitary lateral will be utilized as part of the proposed building.

**Stormwater Management –**

The site will be incorporating more pervious areas throughout the site. No additional storm water detention will be required for the site.

**MS4 Requirements –**

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

**Recommendations:**

Approval of the Site

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Drive Permit x1

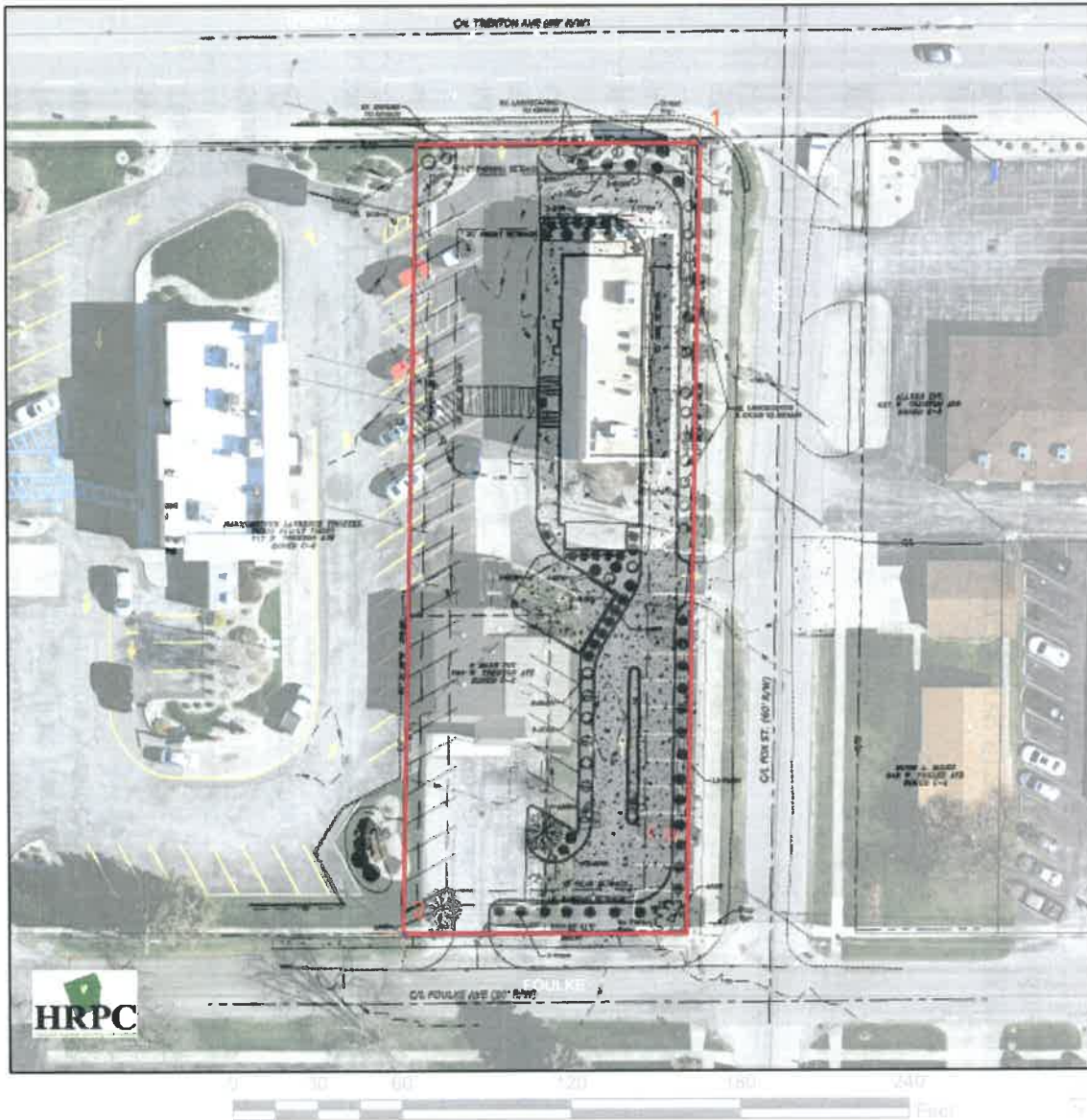
**FIRE PREVENTION**

- Rear exit needs to be a min of 10' wide

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-06-2023 filed by Taco Bell Corp, for a proposed 2657 sf new Taco Bell building at 701 W. Trenton Avenue subject to the following condition:**

- Rear exit needs to be a min of 10' wide (FIRE)



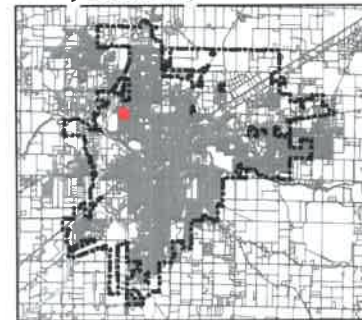
**SP-06-2023**

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Taco Bell Corp,  
for a proposed 2657 sf new  
Taco Bell building at  
701 W. Trenton Avenue.

**Legend**

-  Parcels\_Merged
-  701 W Trenton Avenue
-  Road Centerline

Findlay Locator Map





# SP-06-2023

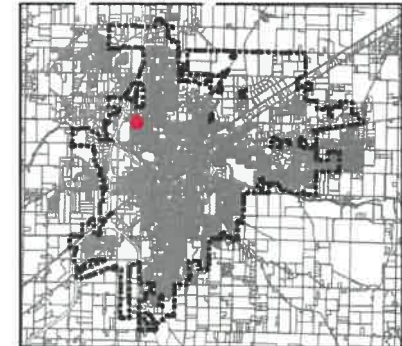
APPLICATION FOR  
SITE PLAN REVIEW  
filed by Taco Bell Corp,  
for a proposed 2657 sf new  
Taco Bell building at  
701 W. Trenton Avenue.



### Legend

- 701 W Trenton Avenue
- Road Centerline
- R1 - Single Family, Low Density
- R2 - Single Family, Medium Density
- R3 - Single Family, High Density
- R4 - Two Family, High Density
- C1 - Local Commercial District
- C2 - General Commercial District
- C3 - Downtown Commercial District
- O1 - Institutions and Offices
- M1 - Multiple-Family District, Medium Density
- M2 - Multiple-Family District, High Density
- MH - Mobile Home District
- CD - Condominium District
- I1 - Light Industrial
- I2 - General Industrial
- PO - Parks and Open Space
- PMUD - Planned Mixed Use Development
- Medical Overlay
- University Overlay

### Findlay Locator Map



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

Court: **FINDLAY MUNICIPAL COURT**  
Report for the month of: **March 2023**

Judge: **STEPHANIE M BISHOP**

Date of completion of most  
recent physical inventory  
  
**04/11/2022**

	B	C	D	E	F	G	H	T	V	
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge	
Pending beginning of period	1	159	94	92	0	10	1	0	356	0
New cases filed	2	35	18	27	0	4	0	0	84	0
Cases transferred in, reactivated or redesignated	3	7	0	4	0	0	0	0	11	0
<b>TOTAL (Add lines 1-3)</b>	4	<b>201</b>	<b>112</b>	<b>123</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>451</b>	<b>0</b>
Jury trial	5	0	0	0	0	0	0	0	0	0
Court trial	6	1	1	0	0	0	0	0	2	0
Default	7				0	0	1	0	1	0
Guilty or no contest plea to original charge	8	18	13	20					51	0
Guilty or no contest plea to reduced charge	9	1	0	1					2	0
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	10	0	0	0	0	0	0	0	0	0
Other Dismissals	11	11	0	3	0	0	0	0	14	0
Transfer to another judge or court	12	0	1	0	0	0	0	0	1	0
Referral to private judge	13				0	0	0	0	0	0
Unavailability of party for trial or sentencing	14	3	0	0	0	0	0	0	3	0
Bankruptcy stay or interlocutory appeal	15	0	0	0	0	0	0	0	0	0
Other terminations	16	0	1	0	0	1	0	0	2	0
<b>TOTAL (Add lines 5-16)</b>	17	<b>34</b>	<b>16</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>76</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	18	167	96	99	0	13	0	0	375	0
Cases pending beyond time guideline	19	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	20	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	21	0	0	0	0	0	0	0	0	0

FTP 4/11/23

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

STEPHANIE M BISHOP	Date
Preparer's name and telephone number if other than judge (print or type)	Date
ALAN D HACKENBERG	Date

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

Court: **FINDLAY MUNICIPAL COURT**  
Report for the month of: **March 2023**

Judge: **ALAN D HACKENBERG**

Date of completion of most  
recent physical inventory  
  
**07/07/2022**

	B	C	D	E	F	G	H	T	V	
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge	
Pending beginning of period	1	167	92	93	1	11	1	0	365	0
New cases filed	2	36	21	22	0	3	0	0	82	0
Cases transferred in, reactivated or redesignated	3	5	2	6	0	0	0	0	13	0
<b>TOTAL (Add lines 1-3)</b>	<b>4</b>	<b>208</b>	<b>115</b>	<b>121</b>	<b>1</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>460</b>	<b>0</b>
Jury trial	5	0	0	0	0	0	0	0	0	0
Court trial	6	1	0	0	0	0	0	0	1	0
Default	7				0	0	0	0	0	0
Guilty or no contest plea to original charge	8	20	16	19					55	0
Guilty or no contest plea to reduced charge	9	5	0	0					5	0
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	10	0	0	0	0	0	0	0	0	0
Other Dismissals	11	29	3	10	0	2	0	0	44	0
Transfer to another judge or court	12	1	0	0	0	0	1	0	2	0
Referral to private judge	13				0	0	0	0	0	0
Unavailability of party for trial or sentencing	14	4	0	1	0	0	0	0	5	0
Bankruptcy stay or interlocutory appeal	15	0	0	0	0	0	0	0	0	0
Other terminations	16	1	0	1	0	0	0	0	2	0
<b>TOTAL (Add lines 5-16)</b>	<b>17</b>	<b>61</b>	<b>19</b>	<b>31</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>114</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	18	147	96	90	1	12	0	0	346	0
Cases pending beyond time guideline	19	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	20	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	21	0	0	0	0	0	0	0	0	0

FTP 4/11/23

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

ALAN D HACKENBERG

Date

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

Date

ALAN D HACKENBERG

Date



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

Court: **FINDLAY MUNICIPAL COURT** Judge: **ALAN D HACKENBERG**

Report for the month of : **March 2023**

	A	B	C	D	E	F	G	H	I	T	
	Felonies	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.E.D.	Other Civil	Small Claims	TOTAL	
Pending beginning of period	1	6	98	11	367	1	342	40	0	192	1057
New cases filed	2	14	112	43	779	4	141	24	1	78	1196
Cases transferred in, reactivated or redesignated	3	0	23	1	103	0	1	0	0	2	130
<b>TOTAL (Add lines 1-3)</b>	4	20	233	55	1249	5	484	64	1	272	2383
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults)	5	0	16	0	22	0	66	11	0	0	115
Hearing by Magistrate (Include guilty or no contest pleas and defaults)	6	6	0	17	0	0	0	0	0	64	87
Transfer (Include waivers of preliminary hearing and individual judge assignments)	7	10	71	39	49	0	7	0	0	0	176
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	8	0	0	0	0	0	19	0	0	0	19
Other dismissals (Include dismissals at preliminary hearing)	9	1	7	1	108	0	10	17	0	28	172
Violations Bureau	10	0		255							255
Unavailability of party for trial or sentencing	11	0	22	2	74	0	0	0	0	0	98
Bankruptcy stay or interlocutory appeal	12	0	0	0	0	0	1	0	0	0	1
Other terminations	13	0	29	1	290	0	7	0	0	2	329
<b>TOTAL (Add lines 5-13)</b>	14	11	151	43	815	0	110	28	0	94	1252
Pending end of period (Subtract line 14 from line 4)	15	9	82	12	434	5	374	36	1	178	1131
Cases pending beyond time guideline	16	0	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	17	0	0	0	0	0	0	0	0	0	0

FTP 4/11/23

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

ALAN D HACKENBERG

Date

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

Date

# MONTHLY REPORT

ALAN D. HACKENBERG, JUDGE  
 STEPHANIE M. BISHOP, JUDGE  
 HEATHER M EIGEL, CLERK  
 CANDACE R. GRIFFITH, CHIEF PROBATION OFFICER  
 BRAD J. BASH, JUDICIAL ASSISTANT SUPERVISOR

FINDLAY MUNICIPAL COURT  
 318 DORNEY PLAZA RM 206  
 FINDLAY, OHIO 45839  
 TELEPHONE 419-424-7141  
 FAX 419-424-7803

FINDLAY MUNICIPAL COURT Monthly Report for March, 2023

PAGE 1

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
<b>CASES FILED:</b>				
TRAFFIC	822	2,207	736	1,847
TRAFFIC COMPANION	124	359	86	266
CRIMINAL	126	388	133	389
CRIMINAL COMPANION	11	34	16	37
SEARCH WARRANT	5	17	17	28
CIVIL	170	437	176	326
SMALL CLAIMS	78	257	82	262
EXTRADITION	-	4	2	4
OTHER	22	43	18	34
<b>TOTALS</b>	<b>1,358</b>	<b>3,746</b>	<b>1,266</b>	<b>3,193</b>
<b>COURT PROCEEDINGS:</b>				
ABILITY TO PAY	2	9	-	-
Admin License Suspension	9	18	1	6
APPEAL DOG DESIGNATION	-	1	-	-
Arraignment	992	2,601	996	2,260
Attachment	10	33	11	27
Bond	-	-	2	6
BOND RETURN	2	3	-	-
Civil Status Conference	1	8	4	6
COMMUNITY SERVICE REVIEW	7	24	18	41
Contempt of Court	33	97	30	103
CONTESTED DUS CONTEMPT HEARING	-	-	1	5
Contested Small Claims	3	5	1	2
Continued	669	2,020	696	2,085
Damages	3	6	-	2
Debtors Examination	126	260	67	160
Default	1	4	1	2
Desk Review	98	272	66	236
DIVERSION PLEA	2	8	5	12
DUS DIVERSION REVIEW	4	9	4	9
Extradition	-	-	2	6
Forcible Detention	18	40	10	40
Garnishment	1	3	1	4
Hearing on Motion	25	40	8	19
HEARING ON MOTION TO SEAL RECORD	13	21	13	51
HEARING ON WARRANT	-	30	29	79
Jury Trial	2	2	-	-
Marriage	3	7	2	5
Mediation	-	-	-	1
Miscellaneous	-	2	-	12
Motion to Dismiss	-	2	-	-
Motion to Vacate Judgment	1	1	-	-
Motion to Withdraw as Counsel	-	3	1	1
Plea	103	297	120	312
Preliminary	7	30	9	29
Pre-Trial	186	469	193	516
Pre-Trial with Judge	92	249	93	229
Reconsideration of Sentence	-	-	1	10

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
Revivor	4	9	3	6
Revocation	9	25	6	22
SECOND PRETRIAL	91	321	127	346
Sentencing	4	10	4	12
Small Claims	71	194	86	217
STATUS CONFERENCE	1,101	4,003	1,591	4,751
Suppression	3	7	7	14
TELEPHONE PRETRIAL	12	46	14	42
Trial	6	17	7	14
WRIT OF RESTITUTION	11	27	12	29
WRITTEN PLEA	11	32	2	8
TOTALS	<u>3,736</u>	<u>11,265</u>	<u>4,244</u>	<u>11,737</u>

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
<b>CRIMINAL VIOLATIONS:</b>				
ASSAULT	8	18	5	12
BREAKING & ENTERING	-	-	-	2
BURGLARY	-	2	-	1
CRIMINAL DAMAGING	7	9	3	8
CRIMINAL TRESPASS	5	9	12	21
DISORDERLY CONDUCT	15	25	9	28
DOMESTIC VIOLENCE	12	39	10	37
DRUG ABUSE	27	111	23	68
OPEN CONTAINER PROHIBITED	1	4	1	3
OVI	1	1	-	-
RESISTING ARREST	1	7	3	9
ROBBERY	-	-	1	2
TELEPHONE HARASSMENT	-	1	2	3
THEFT	22	59	18	40
UNDERAGE CONSUMPTION	2	5	3	3
OTHER CRIMINAL	36	132	59	189
TOTALS	137	422	149	426
<b>TRAFFIC VIOLATIONS:</b>				
ACD/SPEED	31	69	26	75
DISOBEYING TRAFFIC CONTROL DEV	7	32	8	33
DRAG RACING	-	-	3	3
DRIVING UNDER SUSPENSION	44	104	46	126
EXPIRED REGISTRATION	26	90	34	109
FAIL TO MAINTAIN CONTROL	30	102	14	95
FAILURE TO YIELD RIGHT OF WAY	16	34	10	29
LEAVING SCENE OF AN ACCIDENT	1	14	3	13
LEFT OF CENTER	1	4	-	2
OVERLOAD	59	174	53	138
OVI	66	198	24	106
PASSING A STOPPED SCHOOL BUS	3	9	8	10
RECKLESS OPERATION	1	1	2	3
SEAT BELT	73	151	63	138
SPEEDING	386	1,063	362	772
OTHER TRAFFIC	202	521	166	461
TOTALS	946	2,566	822	2,113

NOTE: SEARCH WARRANTS NOT INCLUDED IN VIOLATION TOTALS

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ARRESTING AGENCY:				
PATROL				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	545	1,430	463	1,083
OMVI	39	88	12	44
CRIMINAL FELONIES	-	3	1	2
CRIMINAL MISDEMEANORS	19	79	13	41
SEARCH WARRANTS	-	2	1	3
FINDLAY P.D. (BY ORDINANCE)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	162	497	214	621
OMVI	19	73	7	43
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	71	206	89	214
SEARCH WARRANTS	-	-	-	-
FINDLAY P.D. (BY ORC)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	-	1	-	1
OMVI	1	1	-	-
CRIMINAL FELONIES	12	33	8	29
CRIMINAL MISDEMEANORS	15	41	13	71
SEARCH WARRANTS	4	12	11	18
SHERIFF				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	170	435	118	285
OMVI	8	37	5	19
CRIMINAL FELONIES	1	2	1	4
CRIMINAL MISDEMEANORS	15	38	16	31
SEARCH WARRANTS	-	2	5	7
OTHERS				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	3	5	3	17
OMVI	-	-	-	-
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	3	19	8	34
SEARCH WARRANTS	1	1	-	-
TOTALS	1,088	3,005	988	2,567
PROBATION:				
ESTABLISHED	25	86	25	53
TERMINATED	28	97	14	51
CURRENT	30	30	24	24
TOTALS	83	213	63	128

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ACTIVITIES ORDERED:				
ALCOHOL EVALUATION	-	1	-	-
ALCOHOL/SUBSTANCE EVAL	7	23	10	21
ANGER MANAGEMENT	1	1	-	-
BENCH WARRANT TO AGENCY	192	610	415	791
COMMUNITY SERVICE	-	1	-	-
COMMUNITY SERVICE CITY	3	10	9	19
COMMUNITY SERVICE COUNTY	7	21	15	33
COMMUNITY SERVICE INDIVIDUAL	22	54	25	65
COMMUNITY SERVICE NO JAIL	1	2	-	1
DIP	20	57	20	51
DOMESTIC VIOLENCE PROGRAM	-	-	3	4
ELECTRONIC HOME MONITORING	-	1	-	-
FORM 95	1	3	-	-
HOUSE ARREST	-	-	-	1
JAIL	9	18	9	16
Jail Term Suspended Condition	-	1	-	-
MENTAL EVAL	2	3	2	4
NO CONTACT WITH VICTIM	2	8	2	2
Pay Restitution	3	9	2	5
Probation	15	40	14	22
SCRAM	1	13	3	11
STAR Program	3	8	4	13
TREATMENT FRC	1	6	6	15
TREATMENT MISCELLANEOUS	1	6	12	23
UCP	-	1	1	2
VIP	16	52	20	48
TOTALS	307	949	572	1,147

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

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

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$2,848.10	\$7,147.35	\$3,205.09	\$7,415.67
BOND FEES	\$425.00	\$775.00	\$300.00	\$1,000.00
CIVIL DEPOSIT TENDERS	(\$5.00)	\$1,240.00	\$525.89	\$1,315.89
COURT COST	\$76,768.53	\$176,975.97	\$72,844.94	\$160,132.44
DUI ENFORCEMENT	\$3,257.26	\$8,340.06	\$3,415.41	\$7,695.94
ELECTRONIC IMAGING	\$4,758.26	\$12,307.51	\$4,576.76	\$10,531.08
FINES & FORFEITURES	202,030.67	\$535,799.55	201,734.00	\$502,449.12
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$726.00	\$1,730.69	\$747.03	\$1,982.71
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$160.09	\$457.34	\$9.76	\$244.32
JAIL HOUSING	\$37,646.30	\$66,890.44	\$19,727.07	\$46,716.42
JAIL REIMBURSEMENT	\$225.00	\$699.32	\$323.25	\$1,130.20
LEGAL RESEARCH	\$4.50	\$12.50	\$10.00	\$19.00
MEDIATION	\$1,507.50	\$3,896.00	\$1,429.95	\$3,315.75
MISCELLANEOUS	\$31,376.16	\$80,220.78	\$35,321.47	\$77,993.82
MUNI COURT COMPUTERIZATION	\$7,708.12	\$20,010.55	\$7,363.40	\$16,846.21
MUNI COURT IMPROVEMENT	\$19,581.55	\$51,228.82	\$18,931.26	\$43,183.68
RESTITUTION	\$254.50	\$689.00	\$225.18	\$512.04
SPECIAL PROJECTS	\$32,606.46	\$84,407.54	\$31,709.69	\$71,508.31
STATE PATROL	\$24,206.94	\$64,508.29	\$20,747.10	\$50,337.87
TRAFFIC/CRIMINAL BONDS	\$10,216.24	\$37,730.82	\$9,266.94	\$11,154.35


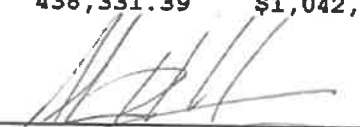
**456,302.18                      \$1,155,067.53                      432,414.19                      \$1,015,484.82**

DISTRIBUTIONS:

ALCOHOL MONITORING	\$2,848.10	\$7,147.35	\$3,075.09	\$7,203.67
BOND FEES	\$425.00	\$775.00	\$250.00	\$950.00
CIVIL DEPOSIT TENDERS	\$0.00	\$495.00	\$0.00	\$550.00
COURT COST	\$76,334.17	\$174,825.61	\$72,467.06	\$159,209.56
DUI ENFORCEMENT	\$3,236.92	\$8,295.99	\$3,348.46	\$7,558.82
ELECTRONIC IMAGING	\$4,731.26	\$12,259.51	\$4,552.76	\$10,486.08
FINES & FORFEITURES	200,520.61	\$539,904.33	200,761.03	\$500,601.52
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$726.00	\$1,730.69	\$697.03	\$1,857.71
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$160.09	\$457.34	\$9.76	\$30.26
JAIL HOUSING	\$37,412.09	\$66,656.23	\$18,992.43	\$45,419.58
JAIL REIMBURSEMENT	\$225.00	\$699.32	\$323.25	\$1,065.20
LEGAL RESEARCH	\$4.50	\$12.50	\$10.00	\$19.00
MEDIATION	\$1,498.50	\$3,880.00	\$1,420.95	\$3,302.75
MISCELLANEOUS	\$43,519.43	\$110,235.93	\$40,263.52	\$95,173.45
MUNI COURT COMPUTERIZATION	\$7,665.12	\$19,932.55	\$7,320.40	\$16,778.21
MUNI COURT IMPROVEMENT	\$19,467.55	\$51,023.82	\$18,820.26	\$43,014.68
RESTITUTION	\$190.00	\$1,198.41	\$578.01	\$864.87
SPECIAL PROJECTS	\$32,422.46	\$84,076.54	\$31,516.69	\$71,238.92
STATE PATROL	\$24,041.94	\$64,145.29	\$20,618.10	\$50,208.87

**455,428.74                      \$1,147,751.41                      425,024.80                      \$1,015,533.15**

DISTRIBUTED TO:

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CITY OF FINDLAY	234,449.42	\$539,548.41	199,886.27	\$460,609.84
HANCOCK COUNTY	\$29,256.64	\$67,017.87	\$22,567.67	\$60,094.02
OTHERS	143,026.53	\$425,248.55	158,321.97	\$387,956.45
STATE OF OHIO	\$62,920.77	\$162,741.85	\$57,555.48	\$134,265.70
	<u>469,653.36</u>	<u>\$1,194,556.68</u>	<u>438,331.39</u>	<u>\$1,042,926.01</u>
 _____ STEPHANIE M. BISHOP, JUDGE		 _____ ALAN D. HACKENBERG, JUDGE		
DISCLAIMER: RECEIPTS COLLECTED ARE NOT TO BE CONFUSED WITH RECEIPTS DEPOSIT				





## AUDITOR'S OFFICE

318 Dorney Plaza, Room 313  
Findlay, OH 45840-3346  
Telephone: 419-424-7101 • Fax: 419-424-7866  
[www.findlayohio.com](http://www.findlayohio.com)

**JIM STASCHIAK II**  
CITY AUDITOR

Tuesday, April 11, 2023

The Honorable Council  
Findlay, Ohio

Council Members,

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

Summary of Year-To-Date Information as of March 31<sup>st</sup>, 2023  
Financial Snapshot for General Fund as of March 31<sup>st</sup>, 2023  
Open Projects Report as of March 31<sup>st</sup>, 2023  
Cash & Investments as of March 31<sup>st</sup>, 2023

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J Staschiak II", is written over a light blue circular stamp.

Jim Staschiak II  
City Auditor

**CITY OF FINDLAY**  
**SUMMARY OF YEAR-TO-DATE INFORMATION AS OF MARCH 31, 2023**

	<b>EXPENDITURE BUDGET</b>	<b>Y-T-D EXPENSED</b>	<b>Y-T-D %</b>	<b>ANNUAL REVENUE BUDGET</b>	<b>Y-T-D RECEIVED</b>	<b>Y-T-D %</b>
COUNCIL	237,711	52,719	22.2%	2,500	250	10.0%
MAYOR'S OFFICE	345,019	76,506	22.2%	2,900	1,285	44.3%
AUDITOR'S OFFICE	933,039	202,388	21.7%	450,197	105	0.0%
TREASURER'S OFFICE	31,344	3,236	10.3%	-	-	0.0%
LAW DIRECTOR	830,239	211,716	25.5%	152,560	32,285	21.2%
MUNICIPAL COURT	2,803,489	558,610	19.9%	1,307,275	426,718	32.6%
CIVIL SERVICE OFFICE	123,751	14,306	11.6%	-	-	100.0%
PLANNING & ZONING	156,883	69,287	44.2%	-	-	0.0%
COMPUTER SERVICES	661,455	178,702	27.0%	661,445	-	0.0%
GENERAL EXPENSE	3,765,001	757,571	20.1%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	26,872,812	5,792,526	21.6%
POLICE DEPARTMENT	9,809,130	2,063,351	21.0%	439,605	56,660	12.9%
DISASTER SERVICES	66,801	27,446	41.1%	-	-	0.0%
FIRE DEPARTMENT	8,906,065	2,078,718	23.3%	317,530	50,545	15.9%
DISPATCH CENTER	1,293,965	340,630	26.3%	-	-	0.0%
HUMAN RESOURCES	184,408	32,114	17.4%	-	651	0.0%
SERVICE DIRECTOR	325,499	47,506	14.6%	-	-	0.0%
ENGINEERING OFFICE	913,616	192,969	21.1%	122,000	20,788	17.0%
PUBLIC BUILDING	737,354	74,048	10.0%	-	-	0.0%
ZONING	414,729	84,780	20.4%	87,350	34,299	39.3%
PARK MAINTENANCE	1,231,064	246,903	20.1%	35,735	3,270	9.1%
RESERVOIR RECREATION	14,688	1,608	10.9%	-	-	0.0%
RECREATION MAINTENANCE	1,560	-	0.0%	-	-	0.0%
RECREATION FUNCTIONS	1,097,894	219,298	20.0%	804,400	219,755	27.3%
CEMETERY DEPARTMENT	608,283	114,659	18.8%	126,300	24,121	19.1%
<b>TOTAL GENERAL FUND</b>	<b>35,492,987</b>	<b>7,649,071</b>	<b>21.6%</b>	<b>31,382,609</b>	<b>6,663,257</b>	<b>21.2%</b>

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	4,026,715	768,168	19.1%	3,221,798	597,287	18.5%
TRAFFIC-SIGNALS	528,354	102,940	19.5%	-	3,417	0.0%
<b>TOTAL SCM&amp;R FUND</b>	<b>4,555,069</b>	<b>871,108</b>	<b>19.1%</b>	<b>3,221,798</b>	<b>600,703</b>	<b>18.6%</b>
SCM&R HIWAYS	195,995	76,876	39.2%	205,100	49,061	23.9%
<b>TOTAL SCM&amp;R HIWAYS FUND</b>	<b>195,995</b>	<b>76,876</b>	<b>39.2%</b>	<b>205,100</b>	<b>49,061</b>	<b>23.9%</b>
AIRPORT OPERATIONS	1,405,402	292,766	20.8%	1,093,051	179,047	16.4%
<b>TOTAL AIRPORT FUND</b>	<b>1,405,402</b>	<b>292,766</b>	<b>20.8%</b>	<b>1,093,051</b>	<b>179,047</b>	<b>16.4%</b>
WATER TREATMENT	4,271,435	663,849	15.5%	46,300	32,137	69.4%
WATER DISTRIBUTION	3,026,687	518,894	17.1%	98,200	19,388	19.7%
UTILITY BILLING	2,153,065	527,657	24.5%	8,631,508	1,920,475	22.2%
SUPPLY RESERVOIR	1,257,162	105,155	8.4%	19,879	2,022	10.2%
<b>TOTAL WATER FUND</b>	<b>10,708,349</b>	<b>1,815,555</b>	<b>17.0%</b>	<b>8,795,887</b>	<b>1,974,023</b>	<b>22.4%</b>
SANITARY SEWER MAINT	1,265,997	219,642	17.3%	1,000	214	21.4%
STORMWATER MAINT	322,133	47,797	14.8%	790,500	200,025	25.3%
WATER POLLUTION CONTROL	4,056,207	776,659	19.1%	9,137,700	2,413,028	26.4%
<b>TOTAL SEWER FUND</b>	<b>5,644,337</b>	<b>1,044,098</b>	<b>18.5%</b>	<b>9,929,200</b>	<b>2,613,267</b>	<b>26.3%</b>
PARKING	109,946	29,095	26.5%	95,785	29,041	30.3%
<b>TOTAL PARKING FUND</b>	<b>109,946</b>	<b>29,095</b>	<b>26.5%</b>	<b>95,785</b>	<b>29,041</b>	<b>30.3%</b>
SWIMMING POOL	138,750	2,101	1.5%	109,003	3	0.0%
<b>TOTAL SWIMMING POOL FUND</b>	<b>138,750</b>	<b>2,101</b>	<b>1.5%</b>	<b>109,003</b>	<b>3</b>	<b>0.0%</b>
CIT ADMINISTRATION	25,816,642	3,557,615	13.8%	28,229,300	6,527,762	23.1%
<b>TOTAL CIT FUND</b>	<b>25,816,642</b>	<b>3,557,615</b>	<b>13.8%</b>	<b>28,229,300</b>	<b>6,527,762</b>	<b>23.1%</b>

# SNAPSHOT Revenues/Expenditures & Key Balances Snapshot PROJECTED:

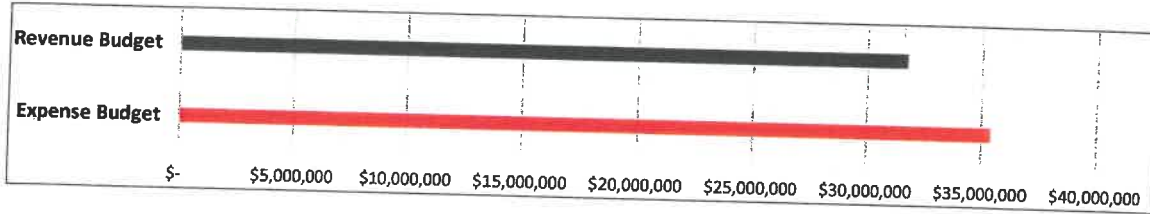
3/31/2023

## GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated		\$	27,141,763
Revenue and Receipts Projection General Fund	\$	31,770,200	
Expenses Appropriated General Fund <i>(assumes \$0.00 returned by departments)</i>	\$	<b>35,415,518</b>	

**BUDGETED OPERATIONAL SURPLUS/(DEFICIT)** (3,645,319)

**BUDGETED UNENCUMBERED YEAR END GENERAL FUND BALANCE** \$ 23,496,444



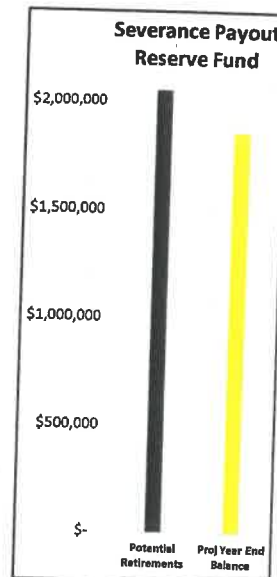
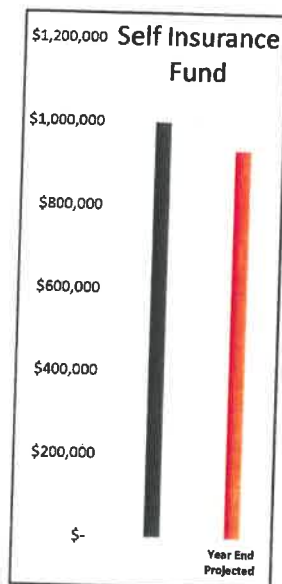
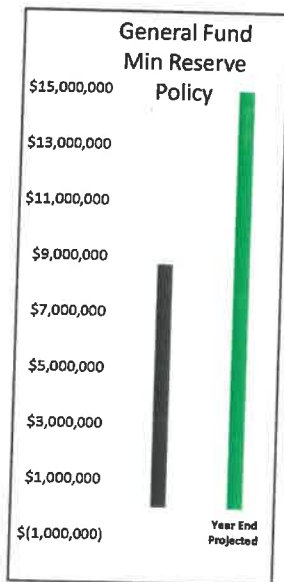
## MONITORING INTANGIBLE / ANTICIPATED ITEMS

POSSIBLE      LIKELY

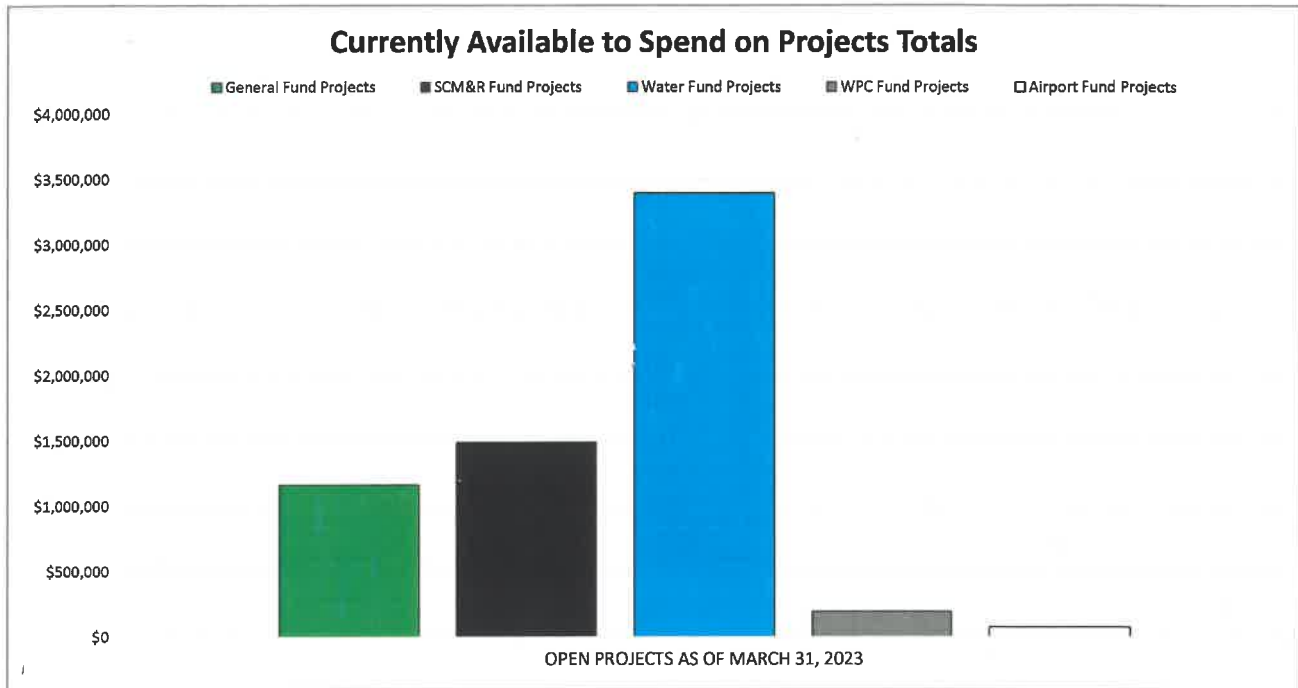
- Revenue Differential + / (-)
- Expense Differential + / (-)
- 2020 Proposed Capital Improvements Plan General Fund Dollars
- Fund Subsidies + / (-)

## FINANCIAL POLICY AMOUNTS

		Year End Projected	Over/(Short)
Minimum Reserve Balance General Fund	\$	8,747,726	\$ 23,496,444
General Fund Rainy Day Reserve Account #10000000-818002	\$	1,500,000	\$ 1,500,000
Self Insurance Fund (\$1MM reserve)	\$	1,000,000	\$ 935,659
Severance Payout Reserve Fund & Potential Retirements through 2022	\$	2,055,602	\$ 1,865,145
			<b>\$14,748,718</b>
			<b>\$0</b>
			<b>(\$64,341)</b>
			<b>(\$190,457)</b>



**CITY OF FINDLAY  
OPEN PROJECTS AS OF MARCH 31, 2023**



PROJECT NUMBER	PROJECT NAME	TOTAL APPROPRIATED	TOTAL EXPENSED	TOTAL PENDING PURCHASE ORDERS	CURRENTLY AVAILABLE TO SPEND
		INCEPTION TO DATE	INCEPTION TO DATE		
31912000	PARKER TRAINING/RESTROOM REMODEL	72,559	40,988	30,800	771
31912500	TRAFFIC/FABRICATION SHOP	97,750	88,144	6,350	3,256
31912600	FY20 FIRE AFG PROGRAM	129,000	128,998	-	2
31912800	TYLER EXECUTIME IMPLEMENTATION	150,000	95,071	54,929	-
31913400	21 UPGRADE SHELTER 15	70,000	66,519	3,460	21
31913700	DOWNTOWN RECREATION AREA	105,775	100,775	-	5,000
31920700	22 ORC REQUIRED PD TRAINING	24,203	23,226	-	977
31920800	ENG/ZONING FILE SCANNING	92,000	39,597	29,359	23,044
31920900	MUNI BLDG ELEVATOR REPLACEMENT	150,000	4,748	-	145,252
31921900	SECURITY CAMERAS	91,130	86,945	2,596	1,589
31922200	2022 GIS FUNCTIONALITY GROWTH	80,000	13,187	39,771	27,042
31922400	MUNI BLDG BATHROOM UPGRADES	50,000	8,752	34,848	6,400
31924300	RIVERSIDE DAM MODIFICATIONS	80,000	69,839	10,161	-
31924400	MUNI CT COURTMASTER EFILING	19,650	-	19,650	-
31924600	PD QUICK RESPONSE GRANT FY202	62,500	34,578	27,922	-
31924700	CASC	58,000	41,300	16,700	-
31924800	MLK MURAL	15,000	-	-	15,000
31925100	CITY RESTROOM ACCESSIBILITY	45,000	-	-	45,000
31925400	TECHNOLOGY IMPROVMENTS	25,000	24,956	-	44
31925500	CIT SOFTWARE	190,000	-	-	190,000

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
31925600	TREE PLANTING	100,000	-	-	100,000
31925800	DEMOLITION PROGRAM	400,000	-	-	400,000
31926400	HPD GRANT FY 2023	14,780	-	-	14,780
31930200	FFD#2 ROOF REPLACEMENT	50,000	-	49,950	50
31930600	FFD AFG FY 2021	58,184	-	56,499	1,685
31930700	PD BODYWORN CAMERAS	117,116	-	-	117,116
31931100	3RD FLOOR CONF ROOM REMODEL	38,000	-	21,632	16,368
31931300	2023 ENGINEERING REMODEL	68,000	-	-	68,000
31948200	OHIO 629 - MARATHON	250,000	18,676	10,000	221,324
31955300	ROWMARK 629 ROADWORK	100,000	1,516	-	98,484
31966800	2017 ORC PD REQUIRED TRAINING	39,556	4,000	-	35,556
31977900	PUBLIC SAFETY SOFTWARE SYSTEM	731,770	726,451	2,086	3,233
31983000	VHF RADIO SYSTEM	696,935	687,955	-	8,980
31993600	KEEP ACTIVE KEEP HEALTHY PROG	100,000	97,608	1,006	1,386
31993800	RVR GREENTRAIL TO RIVERBEND	3,224,509	552,144	2,567,017	105,348
31994900	FIRE STRICT FACILITY	1,540,900	494,705	785,638	260,557
<b>GENERAL FUND PROJECTS</b>		<b>9,137,317</b>	<b>3,450,679</b>	<b>3,770,372</b>	<b>1,916,266</b>
32542300	OIL DITCH CLEANING	20,000	-	-	20,000
32549500	HOWARD RUN DITCH CLEANING	6,000	-	-	6,000
32811100	I75/CR99 INTERCHANGE PID 10237	420,000	420,000	-	-
32821400	HAN-INTERSTATE & FHS TRAILS	135,000	35,202	76,131	23,667
32822000	ODOT FY23 RESURF PID1087776	903,320	608	730,419	172,293
32823100	S MAIN/HARDIN INTERSECTION	120,000	10,285	98,492	11,223
32823200	S MAIN/CRAWFORD INTERSECTION	100,000	10,703	73,387	15,910
32823400	W MAIN CROSS/CORY INTERSECTION	100,000	9,920	85,760	4,320
32830300	2023 STREET PREV MAINT	270,000	8,556	24,599	236,845
32830400	23 ANNUAL RESURFACING/CURB	967,000	3,440	925,501	38,060
32852700	W SANDUSKY/WESTERN AVENUE	190,000	108,034	3,947	78,019
32864600	CR212/CR236 WIDENING	240,000	192,492	46,416	1,092
32872100	S MAIN/LINCOLN INTERSECTION	125,000	104,098	254	20,648
32876000	BLANCHARD/LINCOLN BIKE LANE	3,471,500	2,558,104	50,002	863,394
<b>SCM&amp;R FUND PROJECTS</b>		<b>7,067,820</b>	<b>3,461,440</b>	<b>2,114,908</b>	<b>1,491,471</b>
35202300	AIP-28 REHAB TAXIWAY A	432,624	366,823	61,070	4,731
35210500	AIRPORT NORTH APRON REHAB	189,046	165,079	11,891	12,076
35222100	TERMINAL BLDG MOVE/REHAB	126,000	119,689	2,387	3,924
35224000	AIP-33 NORTH APRON REHAB CONS	2,283,995	1,898,304	334,349	51,342
35225200	AIP-34	306,000	211,369	94,216	415
35293200	AIP-27 RUNWAY 7/25 REHAD CRACK SEAL	136,618	121,617	11,753	3,248
<b>AIRPORT FUND PROJECTS</b>		<b>3,474,283</b>	<b>2,882,882</b>	<b>515,665</b>	<b>75,736</b>

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
35512100	WASHINGTON AVE STORM UPGRADE	40,000	18,156	9,400	12,445
35521700	W LINCOLN STORM SWR	220,000	87,536	119,213	13,251
35601300	WPC CLARIFIER 3&4 REHAB	680,845	601,133	58,585	21,127
35610700	2021 COMBINED SEWER OVERFLOW	40,000	29,289	10,711	-
35611600	SPRINGLAKE SANITARY UPGRADE	625,000	480,605	89,800	54,595
35622800	CLARIFIERS WEIR BRUSH REPLACE	100,000	49,200	37,900	12,900
35626200	CSO LTC PLAN AMENDMENT 22	390,000	14,550	340,450	35,000
35630100	WPC AUTOMATIC TRANSFER SWITCH	300,000	1,081	254,000	44,919
35691900	WEST MAIN CROSS SAN SEWER	20,000	18,891	1,109	-
	<b>SEWER FUND PROJECTS</b>	<b>2,415,845</b>	<b>1,300,440</b>	<b>921,168</b>	<b>194,237</b>
35710100	RECTOR AVE WATERLINE REPLACE	444,147	8,091	381,410	54,646
35720200	HARRISON ST WL REPLACEMENT	5,000	549	500	3,951
35722700	RESERVOIR PAINT/REPAIR	30,000	-	-	30,000
35723800	SMALL WATERLINE UPGRADES	5,000	291	500	4,209
35725300	WTP GENERATOR	300,000	-	-	300,000
35781800	WTP SCADA SYSTEM UPGRADES	585,600	505,565	62,150	17,885
35782600	WTP & RES SECURITY CAMERAS	150,000	106,939	-	43,061
35782800	RESERVOIR TRANSFER LINE REHAB	1,957,881	167	137,881	1,819,833
35783300	WATER METER SYSTEM REPLACE	2,092,622	1,267,622	-	825,000
35790800	WTP CO2 TANKS REPLACEMENT	350,000	29,502	20,441	300,056
	<b>WATER FUND PROJECTS</b>	<b>5,920,250</b>	<b>1,918,726</b>	<b>602,882</b>	<b>3,398,642</b>

<u>PROJECT</u>	<u>PROJECT NAME</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>CURRENTLY</u>
<u>NUMBER</u>		<u>APPROPRIATED</u>	<u>EXPENSED</u>	<u>PENDING</u>	<u>AVAILABLE</u>
		<u>INCEPTION TO DATE</u>	<u>INCEPTION TO DATE</u>	<u>PURCHASE ORDERS</u>	<u>TO SPEND</u>

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CITY OF FINDLAY  
CASH & INVESTMENTS AS OF MARCH 31, 2023

AMOUNT	DESCRIPTION AND COUPON RATE	BANK/FIRM
\$ 899,000.00	STAR OHIO @ 4.860%	
133,904.26	STAR OHIO @ 4.860%	
42,003,500.00	STAR OHIO @ 4.860%	
1,633,126.75	STAR OHIO @ 4.860%	
28,505,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
997,804.87	US TREASURY @ 0.750% COUPON	FIFTH THIRD BANK
990,890.00	US TREASURY @ 0.125% COUPON	FIFTH THIRD BANK
991,445.31	US TREASURY @ 0.125% COUPON	HUNTINGTON BANK
980,117.19	US TREASURY @ 0.125% COUPON	FIFTH THIRD BANK
803,615.40	FFCB @ 1.60% COUPON	KEY BANK
946,835.94	US TREASURY @ 0.250% COUPON	HUNTINGTON BANK
973,164.06	US TREASURY @ 0.125% COUPON	FIFTH THIRD BANK
964,023.44	US TREASURY @ 0.125% COUPON	FIFTH THIRD BANK
970,940.00	US TREASURY @ 1.500% COUPON	KEY BANK
964,453.13	US TREASURY @ 0.875% COUPON	HUNTINGTON BANK
982,460.94	US TREASURY @ 2.500% COUPON	HUNTINGTON BANK
995,234.38	US TREASURY @ 4.250% COUPON	HUNTINGTON BANK
962,539.06	US TREASURY @ 2.375% COUPON	HUNTINGTON BANK
969,843.75	US TREASURY @ 2.500% COUPON	PNC BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 4.290%	PREMIER BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 5.000%	WATERFORD BANK
<hr/>		
\$87,157,898.48	INVESTMENT TOTAL	
2,663,622.01	5/3 BANK ACCOUNT BALANCE	
69.06	ACCRUED INVESTMENT INTEREST	
<hr/>		
<b><u>\$89,821,589.55</u></b>	<b>TOTAL CASH &amp; INVESTMENTS</b>	

**UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)**

GENERAL	\$ 23,496,444
SCM&R	1,361,168
SCM&R HIWAY	371,441
SEVERANCE PAYOUT RESERVE	2,115,145
AIRPORT	215,124
WATER	6,778,753
SEWER	13,901,993
STORMWATER	3,499,421
PARKING	50,797
CIT ADMINISTRATION	440,000
CIT CAPITAL IMPROVEMENT	8,478,111

CITY OF FINDLAY  
**BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF MARCH 31, 2023**

\$28,403,613.82	General Fund
1,500,000.00	General Fund Restricted Rainy Day
2,659,526.61	General Fund Projects
1,514,821.29	SCM&R Fund
1,911,251.76	SCM&R Fund Projects
-	County Permissive License Fund
402,954.01	State Highway Fund
934.39	Law Enforcement Trust Fund
3,445.93	Drug Law Enforcement Trust Fund
344,228.84	ID Alcohol Treatment Fund
34,841.54	Opioid Abatement Fund
73,610.96	Enforcement & Education Fund
895,686.39	Court Special Projects Fund
177,400.21	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
168,425.75	Alcohol Monitoring Fund
180,692.32	Mediation Fund
125,214.35	Electronic Imaging Fund
20,775.13	Legal Research Fund
2,047,047.81	Severance Payout Fund
2,840,602.31	ARPA Fund
545,020.01	Debt Service Fund
-	CR 236 TIF Fund
1,015,235.44	Municipal Court Improvement Fund
456,078.31	Airport Fund
332,677.72	Airport Fund Projects
9,686,642.91	Water Fund
933,305.97	Water Fund Restricted
1,888,677.68	Water Fund Projects
11,759,598.97	Sewer Fund
6,337,383.02	Sewer Fund Restricted
910,415.00	Sewer Fund Projects
66,831.95	Parking Fund
-	Parking Fund Projects
35,407.76	Swimming Pool Fund
31,804.53	Internal Service Central Stores Fund
246,361.78	Internal Service Workers Comp Fund
997,159.12	Internal Service Self Insurance Fund
5,288,287.35	CIT Fund
3,374,756.83	CIT Fund- Restricted Capital Improvements
175,783.80	Police Pension Fund
175,783.80	Fire Pension Fund
67,063.26	Unclaimed Monies Fund
270,463.13	Tax Collection Agency Fund
1,644,901.75	Cemetery Trust Fund
167,535.81	Private Trust Fund
105,477.57	Guaranteed Deposits
1,712.02	Special Assessments Pavements Fund
-	Special Assessments Sidewalks Fund
-	Special Assessments Sidewalks Fund Projects
41.08	Special Assessments Storm Fund
<b><u>89,821,589.55</u></b>	<b>TOTAL CASH &amp; INVESTMENTS</b>

April 12, 2023

RE: Maumee Watershed Conservancy District MOA

Dear Honorable Council,

Over the past decade our community has lived in fear of storm events which could result in flooding, causing damage to property and significant financial and emotional distress. In the past five years through the efforts of the Hancock County Commissioners, Maumee Watershed Conservancy District, Blanchard River Watershed Partnership and the City of Findlay, we have made significant progress through the below projects which together will lower the flood waters in downtown Findlay by approximately 3 ft in a 100-year storm event which would have kept Main Street dry in 2007. These projects provide even greater benefits in small storm events and benefit the entire Blanchard River Watershed.

They include:

- Completing transportation corridor improvements to ensure accessibility throughout our community specifically for safety services.
- Completing the phase 1 benching near Swale Park **(0.8 ft benefit)**.
- Secured a Federal RAISE/BUILD Grant of \$7MM to support the modification and replacement of the Norfolk Southern Railroad Bridge which is expected to begin construction in late 2023 or early 2024. **(0.3 ft benefit)**
- Secured \$60MM in State of Ohio Department of Natural Resources funds to pay for construction of the Eagle Creek Basin which is slated to begin construction in 2024. **(1.5 ft benefit)**
- Working with Commissioners and ODOT to reconfigure 68/15 interchange to ensure accessibility.
- Secured the necessary properties and plans for completing the phase 2 benching in downtown Findlay which is expected to break ground in late 2023 or early 2024 **(0.3 ft benefit)**.
- Working to complete all projects with prioritization focused on gaining greatest benefit most quickly.

The City of Findlay has been in communication with the Hancock County Commissioners as well as the Maumee Watershed Conservancy District to organize the transfer of properties to the City of Findlay as well as the long-term operations and maintenance of the projects.


The Phase 1 properties have already been transferred and are being maintained by the City. As part of today's agenda, I am requesting two separate pieces of legislation: 1) For the transfer of parcels from the Hancock County Commissioners associated with the phase 2 benching in downtown Findlay. 2) To enter into a Memorandum of Agreement with the Maumee Watershed Conservancy District for the transfer of properties at the completion of construction of the Eagle Creek Basin. (**Exhibit B**)

A couple of items of note specific to the Eagle Creek Basin:

- There have been questions on the legality of utilizing stormwater funds for the operations and maintenance of the basin. The Law Director has already provided an opinion on this matter, but per the Auditors request, I am working to gather an outside opinion. However, for the legislation before you this does not define the specific way the City will cover the cost. This allows us flexibility to determine the method in the future on whether it may be general fund dollars or other funds. To ensure forward momentum on this project, I am comfortable with executing the Memorandum of Agreement. The Maumee Watershed Conservancy District requested that this discussion be in process prior to their May 5, 2023, Annual Meeting.
- Projected Expense breakdown from the Engineering Firm (**Exhibit A**)
- It has been questioned whether property assessments are appropriate for this project. The administration has been opposed to that method and continues to be. Additionally, that is not an option at this point.
- Upon completion of the various flood mitigation projects listed above, approximately 2,000 parcels are expected to be removed from the floodplain.
- The City of Findlay and Project Manager Steve Wilson have been in communication with FEMA regarding the Flood Map redraw. We have to wait until all projects are significantly complete prior to requesting FEMA begin this process. We are keeping a close eye on this and will begin as soon as we are able. This project is projected to take approximately 18 months to complete.

Thank you for your time and consideration of these critical pieces of legislation and continued support of flood mitigation efforts in Findlay and Hancock County.

Sincerely,

  
Christina M. Muryn  
Mayor

## Exhibit A

Annual Maintenance	Projected Expense
Annual Ohio Department of Natural Resources Fee	\$2,760
City of Findlay Dedicated Employees Wages	\$60,000
Electrical	\$11,000
Insurance	\$5,000
General Supplies	\$5,000
<b>SUBTOTAL</b>	<b>\$83,760</b>
<b>Initial Expenses</b>	
Equipment Purchases (Initial and every 10 years)	\$100,000
Annual Allocation	\$10,000
<b>Major Flood Event Maintenance Cost Items - [Assumes 2% annual-chance exceedance (50-year) events and less frequent]</b>	
Emergency Flood Personnel Staffing and Reporting	\$3,200
Reservoir / River Sediment and Debris Cleanup	\$21,400
<b>SUBTOTAL</b>	<b>\$24,600</b>
Annual Allocation	\$492
<b>Periodic (20-Year Interval) Rehab/Repair Cost Items</b>	
Embankment Riprap Replacement (10% Riprap Areas) / Repair – Project Wide	\$55,000
Instrumentation Repair / Replacements	\$10,000
<b>SUBTOTAL</b>	<b>\$65,000</b>
Annual Allocation	\$3,250
<b>Periodic (50-Year Interval) Rehab/Repair Cost Items</b>	
Embankment Slope Repair	\$300,000
Intake Trash rack maintenance / Repairs	\$175,000
<b>SUBTOTAL</b>	<b>\$475,000</b>
Annual Allocation	\$9,500
<b>Periodic (100-Year Interval) Rehab/Repair Cost Items</b>	
Concrete Surficial and RRC Repair – Project Wide	\$4,875,000
<b>SUBTOTAL</b>	<b>\$4,875,000</b>
Annual Allocation	\$48,750
<b>TOTAL ANNUAL ALLOCATION</b>	<b>\$71,992</b>
Upfront Expense (Equipment)	\$100,000
Annual Operating Expense	\$83,760
Annual Allocation	\$71,992
<b>TOTAL FIRST YEAR EXPENSE</b>	<b>\$155,752</b>

**Exhibit B**

**Memorandum of Agreement**

**MEMORANDUM OF AGREEMENT  
BY AND BETWEEN THE MAUMEE WATERSHED  
CONSERVANCY DISTRICT AND THE CITY OF FINDLAY, OHIO**

**I. BACKGROUND:**

The Maumee Watershed Conservancy District (MWCD), a watershed district formed pursuant to Chapter 6101 of the Ohio Revised Code, has received recommendations for flood mitigation improvements in and near the City of Findlay from Stantec, a consulting firm hired by the MWCD to review the plan presented by the US Army Corps of Engineers General Investigation Study of the Blanchard River.

One of Stantec's recommendations was the construction of a Flood Storage Basin on Eagle Creek in Sections 1 & 2 of Eagle Township. In 2021, the Maumee Watershed Conservancy Court amended the District's Official Plan to include the recommended Basin.

Funding for the construction of the recommended Basin has been secured through three (3) grants totaling \$60 million dollars from the State of Ohio that are being administered by the Ohio Department of Natural Resources (ODNR).

MWCD does not wish to be responsible for the continued ownership of real property required to construct said Basin or to be responsible for the costs of future maintenance of said Basin. MWCD and the City of Findlay (CITY) seek to memorialize by this AGREEMENT a plan for the transfer of real property owned by MWCD needed to construct said Basin to the CITY, and further to place the responsibility of future maintenance of said Basin with the CITY.

**II. MWCD DUTIES AND REQUIREMENTS:**

A. Use of Funds. MWCD shall use the funds authorized by the three (3) grants from the State of Ohio totaling \$60 million dollars to purchase necessary real property, engineer and design the proposed Basin in compliance with all State and Federal regulations, and construct said Basin to the final approved design.

B. Disbursements. In lieu of levying assessments as prescribed in ORC 6101.48 to pay the costs of a capital improvement, the MWCD shall submit advance requests to the ODNR on a periodic basis to utilize the grant funds to pay for property acquisition, design and construction of said Basin.

C. Transfer of Real Property. At the conclusion of construction of said Basin and following certification from ODNR that all costs associated with the acquisition of real property, design and construction of said Basin are in compliance with the grant close-out requirements of ODNR, MWCD agrees to transfer all real property acquired for said Basin to the CITY.

D. Notice of Tax-Exempt Bond Financing. The State of Ohio issued Tax Exempt bonds to finance the \$60 million of grant funding. Notices of Tax-Exempt Bond Financing are required to be recorded in the Hancock County Recorder's office for each of the real properties acquired in support of the Basin project. MWCD will assist the CITY with the recording of new Tax-Exempt Bond Financing Notices should ODNR require said notices as part of the transfer of property from MWCD to the CITY.

E. Periodic Inspection. MWCD shall conduct periodic inspections of the completed Basin to determine if the CITY is complying with the responsibility to maintain the Basin as designed and constructed. These inspections are independent of the requirements of the ODNR Dam Safety Office for periodic inspection reporting of authorized and permitted constructed embankments. MWCD shall notify the CITY of any deficiencies and request immediate attention to said deficiencies. Likewise, if no deficiencies, MWCD shall notify the CITY of same.

F. Representations, Warranties and Covenants. MWCD is a subdivision of the State of Ohio with all the requisite power and authority to construct, or provide for the construction of, and operate the Project under the laws of the State and to carry on their activities as now conducted. MWCD has the power to enter into and perform its obligations under this Agreement and has been duly authorized to execute and deliver this Agreement. MWCD is not the subject of, nor has it initiated any claim or cause of action that would give rise to any liability which would in any way inhibit the ability of MWCD and to carry out the performance of the terms of this Agreement.

### **III. CITY OF FINDLAY DUTIES AND REQUIREMENTS:**

A. Transfer of Real Property. In compliance with Section IIC, shall accept the transfer of all real property acquired for said Basin.

B. Maintenance of completed Basin. The City agrees to provide all necessary funding, labor, materials, and equipment necessary to maintain the completed Basin to its constructed condition. The City further agrees to abide by all requirements of the ODNR Dam Safety permit that authorized construction of the Basin embankment.

C. Assignment of Grant Agreements. The City shall enter into an agreement with MWCD whereby MWCD will assign its obligations and under three (3) Grant Agreements between MWCD and ODNR, relating to appropriations for the Eagle Creek Watershed Flood Mitigation under S.B. 51 of the 132<sup>nd</sup> Ohio General Assembly, S.B. 310 of the 133<sup>rd</sup> Ohio General Assembly, and H.B. 687 of the 134<sup>th</sup> Ohio General assembly. Notwithstanding MWCD's assignment of its obligations and duties under the Grant Agreements, MWCD shall remain jointly and severally liable with the City for the performance of such obligations and duties.

### **IV. GENERAL TERMS**

A. Liability. Each party to this Agreement shall be responsible for its own acts and omissions and those of its officers, employees and agents. In no event shall either party be liable to the other party for indirect, consequential, incidental, special, or punitive damages, or lost profits.

B. Effective Date. This Agreement shall become effective by the date of last signature.

C. Governing Law. This Agreement shall be interpreted and construed in accordance with the laws of the State. In the event any disputes related to this Agreement are to be resolved in a Court of Law, said Court shall be located in the courts of Hancock County, State of Ohio.

D. Entire Agreement. This Agreement and its Appendices and Attachments contain the entire understanding between the parties and supersede any prior



understandings, agreements, proposals, and all other communications between the parties relating to the subject matter of this Agreement, whether such shall be oral or written.

E. Assignment. Neither this Agreement nor any rights, duties or obligations described herein shall be assigned by any party hereto without the prior written consent of the other parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date shown below.

**SIGNATORIES:**

\_\_\_\_\_  
George Ropp, President  
Maumee Watershed Conservancy District

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mark Moats, Vice President  
Maumee Watershed Conservancy District

\_\_\_\_\_  
Date

\_\_\_\_\_  
David Kuhn, Board Member  
Maumee Watershed Conservancy District

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor Christina Muryn  
City of Findlay, Ohio

\_\_\_\_\_  
Date

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James K. Weaner, Legal Counsel  
Maumee Watershed Conservancy District

\_\_\_\_\_  
Date

\_\_\_\_\_  
Donald J. Rasmussen, Law Director  
City of Findlay, Ohio

\_\_\_\_\_  
Date



# AUDITOR'S OFFICE

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

JIM STASCHIAK II  
CITY AUDITOR

Wednesday, April 12, 2023

The Honorable Council  
Findlay, Ohio

Dear Council Members,

The City has experienced 5 retirements so far this year with 5 additional occurring in the coming weeks. These retirements were not included in the development of the 2023 budget appropriations, as official written notice had not been received from the employees at the time. Due to these retirements that have already occurred and the known upcoming retirement settlements, we need to appropriate funds accordingly. I have requested the Law Director prepare the necessary legislation to make the following appropriations:

FROM:	Severance Payout Reserve Fund	\$395,000.00
TO:	Severance Payout Account (22090000-personal services)	\$395,000.00
FROM:	Sewer Fund	\$125,000.00
TO:	Water Pollution Control (25061000-personal services)	\$125,000.00
FROM:	General Fund	\$70,200.00
TO:	Airport Fund	\$70,200.00
FROM:	Airport Fund	\$70,200.00
TO:	Airport (25010000-personal services)	\$70,200.00

Thank you for the consideration of this matter.

Sincerely,

Jim Staschiak II  
City Auditor

C: Don Rasmussen, City Law Director



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

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

April 12, 2023

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

The City of Findlay received a donation of \$5,502.00 from the Miracle League to go toward the purchase of security cameras to be installed at the Blanchard Valley Health System Miracle Park. The funds have been deposited in the General Fund.


An appropriation is respectfully requested as follows:

FROM:	General Fund (Miracle League donation)	\$5,502.00
TO:	Recreation Functions 21044400-other	\$5,502.00

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

Thank you for your consideration.

Sincerely,

  
Christina M. Muryn  
Mayor

cc: Donald J. Rasmussen, Director of Law  
Jim Staschiak II, City Auditor  
Lisa Mansfield, Recreation Department



PO BOX 971  
Findlay, Ohio 45839

March 23, 2023

Mayor Christina Muryn  
Findlay, Ohio

To Mayor Muryn,

The Miracle League of Findlay Board has agreed to partner with the City of Findlay to provide security equipment at the existing BVHS Miracle Park. It was always the intent of the original Fields for All Project (2015-2016) to put in security equipment at the park to protect the assets and the public using the facility. This past year we asked to look into what it would take to make this happen.

On February 17, 2023 we received a proposal from Brent Schroeder to add cameras that covers the BVHS Miracle Park facility. The Miracle League Board reviewed those options and on March 20<sup>th</sup>, approved Option 1 that covers putting in a high-resolution camera that can cover the playground, Miracle Field and the restroom building.

The Miracle League of Findlay is donating a total value of \$5,502 to cover the cost of the equipment for option 1 of the proposal.

Attached is a **check for \$5,502.00** from the Miracle League. The Miracle League of Findlay would like to continue to work with the city on this installation and if there are changes or revisions we appreciate being involved in those discussions. Please advise what additional information or support you need to make this happen.

We appreciate the continued support that the City of Findlay has provided us to improve the BVHS Miracle Park.

Regards,

*Brad H. Koller*

Brad H. Koller  
Miracle League of Findlay  
President of the Board

CC: Jerry Boyd (Miracle League Treasurer)  
Lisa Mansfield (Miracle League Board Member)  
Rob Martin III (Miracle League Board Member)



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

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

April 12, 2023

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

This letter is to inform you of my appointments of the following individuals to the respective Boards or Commissions:

Hancock Metropolitan Housing Authority  
*Does Not Require Council Confirmation*  
Unexpired Term will expire on December 31, 2026  
Dionne Kinninger

Parks and Recreation Board  
*Does Not Require Council Confirmation*  
Term will expire on December 31, 2025  
Greg Meyers

These appointments do not require the confirmation of City Council, however, I trust that you will concur with these selections.

Sincerely,

  
Christina M. Muryn  
Mayor



# Findlay Fire Department

**Joshua S. Eberle, Chief**

720 South Main Street  
Findlay, OH 45840

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



April 13, 2023

Honorable City Council,

The Ohio Public Utilities Commission (PUCO) offers a Hazardous Materials Training and Planning Grants Program, which can be used for tuition cost of Hazmat training for firefighters. The program is a reimbursement grant, and the application period closes on May 31.

I respectfully request legislation providing authorization to apply and accept the grant if awarded. The application will be for \$22,500, sufficient to host two 40-hour Hazmat Technician courses. If approved, these courses would be scheduled for the fall of 2023 and the Spring of 2024. The grant program covers 100% of the cost with no local match required.

Award notification is not anticipated before August of this year.

If you have any questions regarding this, please let me know.

Sincerely,

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

Joshua S. Eberle, Chief  
Findlay Fire Department



**Committee Members:**

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

**Staff:**

Jacelynn

- 
- 
- 
- 

**Guests:**

Randy Ottmar  
Haydee Sadler

Meeting Start Time: 4:01 PM  
Meeting End Time: 5:26 PM

**Agenda:**

Call to Order

Roll Call

Approval of Minutes

New Items

Continue the Strategic Planning process.

Adjournment

Jeff Wobser, Strategic Planning Committee Chair

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

The **STRATEGIC PLANNING COMMITTEE** met on April 4, 2023 to continue the Strategic Planning process.

We recommend: *Continue The S.P. process.  
Minutes attached.*

Aye  Nay *J. Wobser*  
Jeff Wobser, Chairman

Aye  Nay *Randy Greeno*  
Randy Greeno

Aye  Nay *Dennis Hellmann*  
Dennis Hellmann

Aye  Nay *Grant Russel*  
Grant Russel

Aye  Nay *Beth Warnecke*  
Beth Warnecke

Aye  Nay *Christina M. Muryn*  
Mayor Muryn

Aye  Nay *Auditor Staschak*  
Auditor Staschak

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

DATE: April 4, 2023

COMMITTEE: STRATEGIC PLANNING



**FINDLAY CITY STRATEGIC PLANNING COMMITTEE MEETING**  
**April 4, 2023**  
**COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Greeno, Hellmann, Russel, Warnecke, Wobser, Muryn, Staschiak

**ABSENT:** none

**Guests:** Haydee Sadler, Randy Otermat

**Staff:** Jaclynn Hohman

**OLD BUSINESS**

Auditor Staschiak had noted a few meetings ago there are at least two sets of meeting notes that are not accurately reflected. He provided information from a meeting in November and one from a few meeting ago. He notes that the document does not accurately reflect the votes taken. Wober requested which items and Staschiak stated that he provided those items. He feels that notes are not reflecting what has been discussed in the meetings. Wobser said that for the issue of transparency that Staschiak should bring forward the items. Staschiak said that he does not feel that he has had the appropriate amount of time to review the documents and they have changed. Mayor Muryn stated that the version that is circulated this evening has been shared over the past few weeks, this is a version that is easier to read based on prior changes. The other document that has been circulated is community feedback that has been received since the last meeting. She prepared slides based on the requested from Wobser at the end of the last meeting.

Auditor Staschiak had abstained from voting on paying PlanningNEXT. The contract is not time specific it is not action specific, we should qualify any legislation that is needed in order to pay them the additional fees and it should be thoroughly reviewed. We should be very careful in the specific language. He was concerned all deliverables had not been met. Wobser stated there will be legislation at the City Council meeting to be discussed. Hellman asked if this is something that Wobser may want to meet regarding the issues that the Auditor has raised. Wobser stated the deliverables have not changed but the time has changed, we are six months past where we are supposed to be. Nothing has changed with the deliverables from the initial contract. Staschiak is not in favor of paying additional money, he believes it should be treated as a change order to a contract. He wants to make sure it is clear from an auditors perspective. Mayor stated that following the last meeting legislation should have been included, it is added legislation for the Council meeting. As it is worked through the process is the auditor has concerns it can be amended through the process. Hellman agrees that the consultant has done their part and would like Staschiak to put together a one pager explaining the situation and work with the Mayor on it. Staschiak said he will work with all parties.

Auditor Staschiak has mentioned that some things in the document are not City functions. One in particular is assisting in delinquent taxes. The powers are municipal corporations are spelled out specifically in the Ohio Revised Code. Wobser stated we have always said the plan is for what the City is able to do under the law. Staschiak said that he is not the City law director. Wobser stated that the law director and City Council will need to review and approve the final draft before it is adopted.

**NEW BUSINESS**

Muryn presented the updated recommendation from PlanningNEXT for the goals of a "safe community." "A safe community where people feel comfortable in their community because of its well-maintained physical appearance and well trained and equipped emergency response." Muryn asked if the group would like to review this and discuss it in the next meeting. Russell said it should be held for the next meeting.

Muryn said that she would like to go through the goals and objectives. She will read them and allow items to be pulled for consideration otherwise they will be approved. The information on the document has not changed.

**Goal 1**

Muryn read Goal 1 Objectives and subpoints 1.1-1.5. Staschiak asked if 1.1 includes non-city provided services. Russel believes there should be an adjective added before "detention" to clarify it is about the jail and not water in 1.3. Muryn suggested adding "inmate" to goal 1.3. Staschiak questioned if how it appears as it's all framed together. He asked if alternative sentencing should be included. Russel stated that information would be included in a bullet under that point. 1.3 is the high scale point. Wobser agreed. Staschiak questioned if additional language to broaden is necessary. Muryn suggested broadening to "ensuring appropriate community criminal justice needs are met." Russel stated it is creating the court's item here. Muryn stated this point was specific to the jail facility discussions that are occurring. She asked if we should pull the item to be considered later.

Wobser motioned to approve goal 1 with the word "inmate" after "term."

Russel suggested "Ensure inmate detention needs are met." Russel the group is at the point where the court system is telling the individual this is the next step and what that might look like. This is a broad goal which many things fall under.

Russel motioned to pulling 1.3 for further consideration. Muryn seconded.  
7-0 passed

Wobser motioned to approve 1.1, 1.2, 1.4, 1.5 as written. Seconded by Russel.  
7-0 passed

## **Goal 2**

Muryn read goal 2 objectives and subpoints 2.1-2.8. Russell questioned why 2.5 would not be under 2.8. He said that City facilities fall under City infrastructure so it makes having them both unnecessary. Staschiak suggested that it all falls under capital assets.

Muryn moved to merge 2.5 and 2.8 and reword 2.8 as follows "Maintain, plan, and invest in Capital Assets to ensure it is safe, affordable, and high quality." Second by Greeno.  
7-0

Staschiak asked if the 1% income tax was important enough to move up from the sub bullet under 2.6. Russel agreed it is worthy of being bumped up a level. Hellman asked if this would bind us to this in the case of an emergency situation. Staschiak clarified that it would not and that this is simply stated we are going to do everything we can to not raise it.

Staschiak moves to add "while protecting the 1% income tax rate." to goal 2.6. Seconded by Russel.  
7-0

Muryn motions to approve slate of goal 2 as presented. Hellmann seconded.  
7-0

## **Goal 3**

Muryn read goal 3 and the objectives. Staschiak questioned what point 3 refers to and means to the group. Wobser said it is the City making sure that we are working with community groups to ensure that we are creating connections. Russel said that it is intangible but it is neighbors helping neighbors, it's pride in your City, it's community clean up events with overflow of volunteers, it's people picking up trash on their own, it's what makes people choose living here over other places.

Wobser questioned the use of the word equity in goal 3.2. Should the term equity be included in the list of values, it is quite different than the word equality. Russel agrees that the word equity is political charged right now and does like the order that the words are in. The use of the word equity in this document brings on a lot it is not trying to say or that it is not about. He is unsure why the parenthesis is in a high-level statement. It is also used in 3.1 and should be removed. Staschiak concurs that the words in the parenthesis should be removed, they can be addressed in the subpoints. Russel stated that words have meaning and in that order they are quite loaded. Muryn agrees that they can be removed and added to subpoint. Muryn suggests to change the wording of goal

Muryn motion to changed wording to "a caring government that supports all community members and looks for opportunities to strengthen community pride and belonging" Russell second.  
7-0

Russell move to remove parenthesis text on 3.1 and 3.2. Greeno second.  
7-0

### **Discussion on Section 3:**

Staschiak questioned if there should be any more sub goals added to goal 3. Muryn likes the change to the word "belonging" to be consistent, it is ok to leave these points broad at this point. Staschiak suggested adding a sub goal 3.3 to discuss community celebration and pride. Russell believes there is merit but it should be tabled and thought over.

## **Goal 4**

Muryn read goal 4 and objectives 4.1-4.6. Russel stated that 4.6 is an action item and not an objective. It is a very important resource for the City that we would not be able to maintain without FAA grants. Staschiak asked if the airport is bumped up a level to recognize the importance of the

airport. Marathon used to own it and gave it to the city because we are eligible for the grants. The group considered adding “protect the airport” but Staschiak pointed out that it implies we could lose the airport. We should never give up the airport.

Muryn motion to change language to “Promote and preserve the Findlay Airport as a vital community resource.” Staschiak second  
7-0

Staschiak asked if 4.2 should be higher level that it should not just be done through programs but also legislation and grant assistance.

Hellman motion to change language of 4.2 to “support business and entrepreneurs through various initiatives.” Wobser second.  
7-0

Staschiak questioned if skilled trades should be mentioned in 4.4. They are very important to our community. Hellmann wanted to confirm that included masonry. Muryn clarified that she wanted to make sure it is clear that it is referring to trade labor and not unions.

Wobser motion to change subgoal 4.4 to “Support education, skilled trades, and workforce development.” Staschiak second.  
7-0

Staschiak questioned if 4.5 should go to goal 3. Muryn suggested that she leave a note and that PlanningNEXT can give a recommendation when they go through. The group was ok with that.

Russel questioned if 4.3 holds up at this level after the conversation of the sub bullets. Should it be held or discussed now. Staschiak agreed that it could drop down because it fits as an action item. Russel said that they heard in community sessions discussion regarding broadband. He is vehemently opposed to the City undertaking that. We should remove the “government owned” portion. Muryn said that we already own the fiber network. Russel clarified that we are not offering it to individuals. Muryn stated that Findlay City Schools, the City, and the County owns a trunk. Staschiak said as he understands as a municipality of Ohio we are only able to do what is strictly stated under the law. Russell questioned if he is sure that is true. Staschiak said we are allowed to own our own utility lines but are we allowed to be in the business of utilities that are not specifically authorized. Wobser stated that this deserves more conversation and that it should be moved to another time. Russell agreed and that it should be left at this level for the time being.

Staschiak suggested that at some point in time the Mayor should be authorized to talk to Bricker? They are doing a lot of other work for us on some of these specifics. Wobser concurred.

Russel motion to approve goal 4 and subpoint 4.1, 4.2, 4.4, 4.6 as it reads and with understanding that 4.3 and 4.5 will get further consideration. Warnecke second.

Discussion: Staschiak asked if there should be reference to the state of Ohio.

Russell Motion to change 4.1 to “continue to strengthen economic development through ongoing partnerships” Seconded by Hellmann.  
7-0

## **Goal 5**

Muryn read goal 5 and sub goals 5.1-5.6.

Russel feels that the words play and explore are redundant in goal 5 and that PlanningNEXT should look at it. Group agreed to have PlanningNEXT re-word goal 5. Muryn to follow up. Auditor stated that goal 5 is very important and there should be enough time for more conversation.

Wobser moved to move May 2 meeting to May 3.

Wobser adjourned the meeting.

**Committee Members:** *Council-At-Large*

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

**Staff:**

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

Meeting Start Time: 4:32

Meeting End Time: 5:47

Guests: Jim Staschiak, Rob Martin  
Nathan Bean, Mayor Muryn  
Haydee Sadler, Don Rasmussen  
Holly Frische

**Agenda:**

Call to Order

Roll Call

New Items

1. Stormwater rates
2. Review of Utility Billing audit

Adjournment

  
Randy Greeno, Water & Sewer Committee Chair

**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on April 11, 2023 to discuss stormwater rates.

*We recommend the City administration continue to develop the stormwater rate plan update.*

Aye  Nay

*Randy Greeno* MOTION  
Randy Greeno, Chairman

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

Aye  Nay

*Josh Palmer*  
Josh Palmer

DATED: April 11, 2023

Aye  Nay

*Grant Russel* second  
Grant Russel

COMMITTEE:  
WATER & SEWER

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on April 11, 2023 to review the City of Findlay Utility Billing audit.

*We recommend*

*City Administration continue to work on recommendations from the internal control evaluation and report to this committee in progress*

Aye  Nay

*Randy Greeno* MOTION  
Randy Greeno, Chairman

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

Aye  Nay

*Josh Palmer* SECOND  
Josh Palmer

DATED: April 11, 2023

Aye  Nay

*Grant Russel*  
Grant Russel

COMMITTEE:  
WATER & SEWER

**Committee Members:**

- Grant Russel, at large – Committee Chair
- Brian Bauman, Ward 5
- Dennis Hellmann, Ward 2
- Jim Slough, Ward 4
- Holly Frische, Ward 1

**Staff:**

- Eric Adkins, Zoning Supervisor
- Matt Cordonnier, HRPC Director
- Don Rasmussen, Law Director
- Jacob Mercer, HRPC
- Jeremy Kalb, City Engineer

Meeting Start Time: 12:03

Meeting End Time: 1:06

Guests: DAN MACIEJEWSKI - APPLICANT  
315 N. BLANCHARD

**Agenda:**

Call to Order

*- DENNIS HELLMANN ABSENT  
DISCUSSION OF 1161.11.4F*

Roll Call

Approval of Minutes

New Items

1. Zoning Code changes
2. 315 N Blanchard St rezone

*- CPC for the rezone 5-0  
- HOUSE HAD A FINE; HAS BEEN  
RAZED AND COVERED IN STONE  
- PLAN TO EXPAND PARKING LOT  
- MOVE TO APPROVE  
RUSSEL/SLOUGH*

Adjournment

Grant C Russel  
Grant Russel, Planning & Zoning Committee Chair

**COMMITTEE REPORT**

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

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Daniel Maciejewski Insurance Agency to rezone 315 North Blanchard Street from R3 Small Lot Residential to C1 Local Commercial.

We recommend

~~APPROVE~~ ~~#~~  
APPROVAL AS REQUESTED

**PUBLIC HEARING:**

Aye  Nay Grant C Russell MOTION  
Grant Russel, Chairman

Aye  Nay Brian Bauman  
Brian Bauman

Aye  Nay Holly Frische  
Holly Frische

Aye  Nay ABSENT  
Dennis Hellmann

Aye  Nay James P. Slough SECOND  
James Slough

**PLANNING & ZONING COMMITTEE**

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

**DATED: April 13, 2023**



**COMMITTEE REPORT**

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

The **PLANNING & ZONING COMMITTEE** met on April 13, 2023 to continue January 5, 2023, February 9, 2023 and March 9, 2023 discussions on Zoning Code changes.

We recommend

*HRPC ~~AND~~ INITIATES PROCESS TO ADOPT ZONING CODE CHANGES BY SENDING A LETTER TO CITY*

PUBLIC HEARING:

*COUNCIL ANNOUNCING THE PROPOSED CHANGES*

Aye  Nay *Grant Russel* MOTION  
Grant Russel, Chairman

Aye  Nay *Brian Bauman* SECOND  
Brian Bauman

Aye  Nay *Holly Frische*  
Holly Frische

Aye  Nay *ARSENT*  
Dennis Hellmann

Aye  Nay *James Slough*  
James Slough

**PLANNING & ZONING COMMITTEE**

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

**DATED:** April 13, 2023

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
April 18, 2023**

**ORDINANCE NO. 2023-032** (*WTP Generator Replacement*) **requires three (3) readings** **third reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A REPLACEMENT GENERATOR FOR THE CITY OF FINDLAY WATER TREATMENT PLANT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-033** (*ARPA Fund 2<sup>nd</sup> appropriation of 2023*) **requires three (3) readings** **third reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF VARIOUS PROJECTS LISTED BELOW, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-035** (*moratorium amendment*) **requires three (3) readings** **third reading**  
AN ORDINANCE AMENDING ORDINANCE NO. 2022-119 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO TO EXTEND THE CURRENT MORATORIUM ON THE ESTABLISHMENT OF ANY SKILL-BASED AMUSEMENT BUSINESSES IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER INCORPORATING THE PROPOSED ADDITIONS INTO THE CURRENT ZONING CODE AS OUTLINED BELOW BEFORE ENACTING THEM AS PART OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-036** (*amendment to salary ordinance*) **requires three (3) readings** **second reading**  
AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-037** (*STRICT Center GMP #4 - appropriation/transfer funds*) **requires three (3) readings** **second reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-038** (*Street Dept operating budget*) **requires three (3) readings** **second reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-040** **requires three (3) readings** **second reading**  
(*contract extension with ACP GREENE & ASSOCIATES, LLC dba Planning NEXT*)  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-032**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A REPLACEMENT GENERATOR FOR THE CITY OF FINDLAY WATER TREATMENT PLANT, 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: SECTION 1: That the following sums be and the same are hereby appropriated and transferred:

FROM: Water Fund	\$ 785,000.00
TO: WTP Generator Replacement #35725300	\$ 785,000.00
FROM: ARPA Fund	\$ 600,000.00
TO: WTP Generator Replacement #35725300	\$ 600,000.00

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 authorize said entering into a contracts and to appropriate and transfer funds so that a replacement generator for the Water Treatment Plant may be purchased.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-033**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF VARIOUS PROJECTS LISTED BELOW, 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 Mayor, 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 in order for American Rescue Plan Act (ARPA) Funds to be utilized to purchase various items for the designated various projects listed below.

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

FROM:	ARPA Fund	\$ 380,000.00
TO:	Disaster Recover Generator #31923000	\$ 165,000.00
TO:	Reservoir Docks #31931800	\$ 70,000.00
TO:	CO2 Tanks Replacement #35790800	\$ 100,000.00
TO:	Technology Improvements #31925400	\$ 45,000.00

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contracts and to appropriate and transfer funds so that ARPA Funds may be utilized for various items for designated various projects.

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. 2023-035**

**AN ORDINANCE AMENDING ORDINANCE NO. 2022-119 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO TO EXTEND THE CURRENT MORATORIUM ON THE ESTABLISHMENT OF ANY SKILL-BASED AMUSEMENT BUSINESSES IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER INCORPORATING THE PROPOSED ADDITIONS INTO THE CURRENT ZONING CODE AS OUTLINED BELOW BEFORE ENACTING THEM AS PART OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.**

WHEREAS, Ordinance No. 2022-119 created a six (6) month moratorium on the creation of games of skill businesses and expires on April 18, 2023, and;

WHEREAS, this Council is desirous to extend said moratorium and additional twelve (12) months, expiring on April 18, 2024 to allow time to investigate methods of regulating games of skill, and due to recent criminal investigations, would allow for more time to investigate more aggressive forms of regulations.

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

SECTION 1: That the aforementioned definitions of a moratorium be and the same are hereby established for twelve (12) months and will be reviewed and determined before potentially enacting as part of the City of Findlay Zoning Code as part of the Codified Ordinances of the City of Findlay, Ohio.

SECTION 2: This Ordinance be and the same is hereby approved and adopted by this Council and shall be effective immediately upon passage.

SECTION 3: 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. 2023-036**

**AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.**

Be it ordained by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of members elected thereto and concurring:

SECTION 1: That Section 10, Paragraph D of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay reads:

“Effective January 8, 2023, employees with the titles of Water Treatment Plant Operator, Water Treatment Plant Operator Assistant, Lab Technician I and II, Wastewater Treatment Plant Operator and Wastewater Treatment Plant Operator Assistant shall be paid an hourly shift differential during the afternoon and overnight shifts.

Eligible employees shall receive one dollar forty cents (\$1.40) per hour for each complete hour worked between 4 p.m. and midnight, and they shall receive (\$1.00) per hour for each complete hour worked between midnight and 8 a.m. Shift differential shall not be paid for any partial hour worked.

When an eligible employee works between the hours of 4 p.m. and 8 a.m. on the holidays outlined in Section 23, Paragraph D, or when an operator is working overtime during the hours of 4 p.m. through 8 a.m., appropriate shift differential will be paid at the same factoring rate as the base wage.

It shall be replaced with:

Effective May 14, 2023, employees with the titles of Water Treatment Plant Operator, Water Treatment Plant Operator Assistant, Lab Technician I and II, Wastewater Treatment Plant Operator and Wastewater Treatment Plant Operator Assistant shall be paid an hourly shift differential during the afternoon and overnight shifts.

Eligible employees shall receive one dollar forty cents (\$1.40) per hour for hours worked between 4 p.m. and midnight, and they shall receive (\$1.00) per hour for each hour worked between midnight and 8 a.m. These amounts shall be pro-rated and rounded to each quarter of an hour during the hours named above.

When an eligible employee works between the hours of 4 p.m. and 8 a.m. on the holidays outlined in Section 23, Paragraph D, or when an operator is working overtime during the hours of 4 p.m. through 8 a.m., appropriate shift differential will be paid at the same factoring rate as the base wage.

SECTION 2: That Section 10 of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay, that Paragraph E be added and shall read as follows:

“E. Effective May 14, 2023, an employee of the Water Treatment Plant who is assigned the duty of gathering water samples for testing shall be granted one-half hour (thirty minutes) of paid time for completing that task.”

SECTION 3: That Section 10 of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay that Paragraph F be added and shall read as follows:

“F. Effective May 14, 2023, an employee who is assigned the duty of opening and/or closing the Findlay Maple Grove Cemetery gates on days scheduled by the Public Works Superintendent or the Public Works Supervisor shall receive ¾ hour (45 minutes) for each instance of opening or closing the gates. If the employee is eligible for overtime, the Public Works Superintendent or Public Works Supervisor may mandate upon acceptance of the gate opening/closing duty that the time received be converted to compensatory time and be subject to the rules of the compensatory time accruals.”

SECTION 4: 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 further reasons that are immediately necessary for preparation and implementation of various changes in specific provisions which will go into effect on May 14, 2023.

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-037**

**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	\$ 884,600.00
TO:	STRICT Center and Burn Building <i>Project #31994900</i>	\$ 884,600.00

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 work for the Guaranteed Maximum Price Proposals (GMP #4) project (site utility/concrete and final buildout, including finishes and MEP phases) for the STRICT Center project may be completed,

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. 2023-038**

**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:	General Fund	\$ 100,000.00
TO:	SCM&R Fund	\$ 100,000.00
FROM:	SCM&R Fund	\$ 100,000.00
TO:	Street Department #22040000-other	\$ 100,000.00

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 in order for funds to be available to perform repairs and maintenance to a couple of buildings at the City of Findlay Street Department complex,

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. 2023-040**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.**

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

SECTION 1: That the Mayor of the City of Findlay be and she is hereby authorized to enter into a contract or contract extension with ACP Greene & Associates, LLC dba Planning NEXT for consulting services of implementing a Strategic Plan for the City of Findlay.

SECTION 2: That the following sums be and the same are hereby appropriated, project not to exceed eight thousand dollars (\$8,000.00):

FROM:	General Fund	\$ 8,000.00
TO:	Council #21001000-other	\$ 8,000.00

SECTION 3: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to appropriate funds and enter into a contract or contract extension with ACP Greene & Associates, LLC dba Planning NEXT so that consulting services and implementation of a strategic plan for the City of Findlay may continue.

to provide said consulting services to the City of Findlay so that the aforementioned firm may implement said Strategic Plan for the City of Findlay, Ohio

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

# City of Findlay

## Office of the Director of Law

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

**Donald J. Rasmussen**  
Director of Law

APRIL 18, 2023

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, APRIL 18, 2023 MEETING.

### RESOLUTIONS

012-2023

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST FOURTH OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST FOURTH, PART OF THE NORTHEAST FOURTH, AND PART OF THE SWOUTHEAST FOURTH OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST FOURTH, AND PART OF THE SOUTHWEST FOURTH OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

### ORDINANCES

2023-041

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

2023-042

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

2023-043

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO AND DECLARING AN EMERGENCY.

2023-044

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2023-045

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND SIGN THE NECESSARY AGREEMENT(S) TO ACCEPT AWARDED PUBLIC UTILITIES COMMISSION OF OHIO (PUCO) HAZARDOUS MATERIALS TRAINING AND PLANNING GRANT PROGRAM FUNDS FOR TUITION COSTS ASSOCIATED WITH HAZMAT TRAINING FOR CITY OF FINDLAY, OHIO FIREFIGHTERS, AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 012-2023**

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

WHEREAS, Ohio Revised Code 709.03 (D) requires a statement from the municipal legislative authority stating what services, if any, that will be provided to the territory proposed to be annexed upon annexation, and approximately when they will be furnished, and;

WHEREAS, it is the desire of this Council to provide said statement in compliance with said Revised Code Section.

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

SECTION 1: That in the event the Hancock County Commissioners should approve the petition for annexation of the subject property referenced above and should the legislative authority of the City of Findlay, Ohio, annex said property, it is the intent of this Council to make available the following services:

- a) street lighting
- b) street maintenance
- c) water distribution system
- d) sanitary sewer system
- e) storm sewer system
- f) engineering services
- g) full-time police protection
- h) full-time fire protection

All of which services will be available to said property upon completion of the annexation.

SECTION 2: That the purpose of this Resolution is not to legally bind the City of Findlay to the rendering of the above referenced services but rather to comply with said Revised Code Section so that the Commissioners may take action upon said annexation petition and further, to represent that this property like all other property within the incorporated limits of the City of Findlay, Ohio, shall be afforded the same services.

SECTION 3: 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 \_\_\_\_\_

**ORDINANCE NO. 2023-041**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.**

WHEREAS, The Maumee Watershed Conservancy District (hereinafter referred to as MWCD), a watershed district formed pursuant to Chapter 6101 of the Ohio Revised Code, has received recommendations for flood mitigation improvements in and near the City of Findlay from Stantec, a consulting firm hired by the MWCD to review the plan presented by the US Army Corps of Engineers General Investigation Study of the Blanchard River. Said recommendations are attached as Exhibit A, and;

WHEREAS, the City of Findlay is desirous to enter into an agreement with the Maumee Watershed Conservancy District (MWCD) and the Ohio Department of Natural Resources (ODNR) in an effort to obtain capital funding from the State of Ohio to be utilized on continued flood mitigation efforts.

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

SECTION 1: That the Mayor of the City of Findlay, Ohio be and she is hereby authorized to enter into a Memorandum of Agreement (MOA) with the Maumee Watershed Conservancy District and the Ohio Department of Natural Resources for the continuation of flood mitigation efforts as set forth in the MOU hereto as Exhibit A.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said MOU so that obtained capital funding from the State of Ohio may continue to utilized for flood mitigation efforts per the recommendations from Stantec.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-042**

**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:	Severance Payout Reserve Fund	\$ 395,000.00
TO:	Severance Payout Account #22090000-personal services	\$ 395,000.00
FROM:	Sewer Fund	\$ 125,000.00
TO:	Water Pollution Control #25061000-personal services	\$ 125,000.00
FROM:	General Fund	\$ 70,200.00
TO:	Airport Fund	\$ 70,200.00
FROM:	Airport Fund	\$ 70,200.00
TO:	Airport #25010000-personal services	\$ 70,200.00

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 additional retirement settlements in 2023 may be paid.

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. 2023-043**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO 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 Mayor of the City of Findlay, Ohio be and she is hereby authorized to execute any and all documents as necessary to accept ownership from the Board of Commissioners of Hancock County, Ohio to transfer the parcels listed on the attached Exhibit to the City of Findlay, Ohio.

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 that it is immediately necessary to authorize the said signing of a contract or contract so that the listed parcels may be transferred to the City of Findlay.

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 \_\_\_\_\_

**TRANSFER TO CITY FOR ADD'L BENCH**

PROPERTY ADDRESS

PARCEL NO.

**PURCHASED THROUGH FEMA GRANTS**

130 MAIN STREET NORTH	570000200100
139 MAIN STREET NORTH	560000190510
321 CLINTON CT	560000171290
321 CLINTON CT	560000171300
321 CLINTON CT	560000191170
321 CLINTON CT	560001018760
321 CLINTON CT	210001028375

**OTHER PURCHASES**

108 JEFFERSON ST	210001028374
108 JEFFERSON ST	210001028376
127 TAYLOR ST	210001028864
127 TAYLOR ST	210001028865
131 MAIN ST NORTH	560000190490
133 MAIN ST NORTH	560000190500
122 JEFFERSON ST	560000191050
122 JEFFERSON ST	560000191110
117 TAYLOR ST	560000191120
122 JEFFERSON ST	560001008066
204 MAIN STREET NORTH	570000200060
202 MAIN STREET NORTH	570000200070
136 MAIN STREET NORTH	570000200080
0 MAIN ST NORTH	570000200090
129 MAIN ST NORTH	570000200110
0 MAIN ST NORTH	570000200120
0 MAIN ST NORTH	570000200130
0 MAIN ST NORTH	570000200140
0 MAIN ST NORTH	570000200150
0 MAIN ST NORTH	570000200160
0 MAIN ST NORTH	570000200170
131 CORY ST NORTH	570000200180
137 MEEKS AVE	570000200230
201 MEEKS CT	570000200240
206 MEEKS CT	570000200250
210 MEEKS CT	570000200260
0 MEEKS CT	570000200280
141 MEEKS AVE	570000200290
202 CORY ST NORTH	570000200310



**TRANSFER TO CITY FOR ADD'L BENCH**

<u>PROPERTY ADDRESS</u>	<u>PARCEL NO.</u>
200 CORY ST NORTH	570000200320
121 CLINTON CT	580000243220
123 CLINTON CT	580000243230
125 CLINTON CT	580000243240
133 CLINTON CT	580000243260
135 CLINTON CT	580000243270
201 CLINTON CT	580000243280
203 CLINTON CT	580000243290
207 CLINTON CT	580000243310
211 CLINTON CT	580000243320
215 CLINTON CT	580000243330
125 MAIN ST NORTH	590000280320
123 MAIN ST NORTH	590000280330
121 MAIN ST NORTH	590000280340
119 MAIN ST NORTH	590000280350
117 MAIN ST NORTH	590000280360
115 MAIN ST NORTH	590000280370
0 MAIN ST NORTH	590000280400
0 MAIN ST NORTH	590000280410
0 MAIN ST NORTH	590000923230
120 MAIN ST NORTH	590001021127
125 R N MAIN ST	610000340930
221 CLINTON CT	610000341270
122 TAYLOR ST	610000341280
219 CLINTON CT	610000341680
126 TAYLOR ST	610000342170
217 CLINTON CT	610000342380
123 R N MAIN ST	610000342510
117 R N MAIN ST	610000350000
0 MAIN ST NORTH	610000926450
115 R N MAIN ST	610000926891
0 CLINTON CT	610001000364
121 R N MAIN ST	610001000371
119 R N MAIN ST	610001000372
0 MAIN ST NORTH	610001013284

**ORDINANCE NO. 2023-044**

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

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

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

FROM:	General Fund (Miracle League donation)	\$ 5,502.00
TO:	Recreation Functions #21044400-other	\$ 5,502.00

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-045**

**AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND SIGN THE NECESSARY AGREEMENT(S) TO ACCEPT AWARDED PUBLIC UTILITIES COMMISSION OF OHIO (PUCO) HAZARDOUS MATERIALS TRAINING AND PLANNING GRANT PROGRAM FUNDS FOR TUITION COSTS ASSOCIATED WITH HAZMAT TRAINING FOR CITY OF FINDLAY, OHIO FIREFIGHTERS, AND DECLARING AN EMERGENCY.**

WHEREAS, Council desires to authorize the Service-Safety Director of the City of Findlay, Ohio to apply for and accept awarded Public Utilities Commission of Ohio (PUCO) Hazardous Materials Training and Planning Grant Program funds to be used for tuition costs of Hazmat training for City of Findlay, Ohio Firefighters, and;

WHEREAS, upon approval of said grant, Council desires to authorize the Service-Safety Director of the City of Findlay, Ohio to apply for and sign the necessary grant agreement(s) with the Public Utilities Commission of Ohio (PUCO) in order for awarded funds to be utilized for Hazmat training tuition costs. Said program is a reimbursement grant covering one hundred percent (100%) of costs with no local match from the City of Findlay required.

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

SECTION 1: That the Service-Safety Director of the City of Findlay, Ohio be and he is hereby authorized to apply for and sign the necessary agreement(s) to accept the aforementioned awarded grant program funds for tuition costs associated with Hazmat training for City of Findlay, Ohio Firefighters.

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 authorize the Service-Safety Director of the City of Findlay, Ohio to apply for and accept awarded program grant funds to be utilized within the Findlay Fire Department as outlined above.

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 \_\_\_\_\_