

**FINDLAY CITY COUNCIL MEETING AGENDA**

**REGULAR SESSION**

**MAY 16, 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 May 3, 2023 Regular Session City Council meeting minutes.

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

**PETITIONS:**

**Zoning amendment request – 0 W McPherson Ave (parcel no. 600000302210)**

Andrew Yates of Andek, LLC, would like to change the zoning of 0 W McPherson Avenue (parcel no. 60000302210) to M2 Multi-Family, High Density. It is currently zoned O1 Office/Institutions. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

**Zoning amendment request –219 Hurd Ave**

Timothy Sigworth of Greater Findlay Properties LLC, would like to change the zoning of 219 Hurd Avenue to R3 Small Lot Residential. It is currently zoned I11 Light Industrial. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

**ORAL COMMUNICATIONS:**

**Blanchard River Watershed Partnership, Watershed Coordinator Lauren Sandhu, M.S. - Riverside Dam Stakeholder meeting update**

**WRITTEN COMMUNICATIONS:** none

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

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

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

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

**City Planning Commission minutes – April 13, 2023; staff report – May 11, 2023.**

**City Engineer Kalb – ODOT Aviation Grant, PAPIs and REILs Replacement**

The City of Findlay will be submitting for a grant opportunity through the Ohio Department of Transportation (ODOT) Aviation Division to fund the replacement of the PAPIs and REILs at the Findlay Airport. Through the grant, ODOT Aviation will be covering ninety-five percent (95%) of the project up to four hundred ninety thousand four hundred dollars (\$490,400.00). The City’s portion will be twenty-four thousand five hundred twenty dollars (\$24,520.00) to cover the five percent (5%) local matching funds. This project will be for the design and replacement of the Navigational Aids at the Findlay Airport. The navigational aids being replaced are the Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL). Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to apply for grant funding from ODOT Aviation, as well as enter into a grant agreement with ODOT Aviation is requested. Ordinance No. 2023-055 was created.

**City Engineer Kalb – WPC Clarifier Rehab & Oxidation Ditch Repairs, Project No. 35601300**

On February 17, 2022, the City of Findlay accepted Request for Qualifications (RFQ) from design/build contractors to assist in the development and implementation of repairs that were needed on three (3) of the clarifiers and concrete joint repairs on the oxidation ditches at Water Pollution Control (WPC). From the RFQ process, Mosser Construction was selected to conduct the design and construction of the repairs needed at WPC. Mosser Construction has completed the rehabilitation work on the three (3) clarifiers and is ready to start the repairs on the oxidation ditches. In the upcoming months, WPC should be experiencing lower flows to the plant, so the warmer months are a prime timeframe to perform the work on the oxidation ditches. Through the design process, Mosser Construction and their Engineering consultant have developed plans to repair all of the deficient concrete joints on all four (4) ditches. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into contracts, as well as appropriate and transfer funds is requested. Ordinance No. 2023-056 was created.

FROM:	Sewer Fund	\$ 400,000.00
TO:	WPC Clarifier Rehab & Oxidation Ditch Repairs, <i>Project No. 35601300</i>	\$ 400,000.00

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

**Traffic Commission minutes –April 17, 2023.**

**Mayor Muryn – appointment to Airport Advisory Board**

Mayor Muryn is appointing Jeff Koehler to serve on the Airport Advisory Board His appointment will be effective through December 31, 2025. This appointment does not require Council’s confirmation.

**Mayor Muryn – appointment to Hancock Regional Planning Commission**

Mayor Muryn is appointing Jody O’Brien, Judy Scrimshaw, Christie Ranzau, and Matthew Leddy to serve on the Hancock Regional Planning Commission. Their appointments will be effective through December 31, 2024. These appointments require Council’s confirmation.

**A set of summary financial reports for April 30, 2023:**

- Summary of Year-To-Date Information as of April 30, 2023
- Financial Snapshot for General Fund as of April 30, 2023
- Open Projects Report as of April 30, 2023
- Cash & Investments as of March 31, 2023

**Mayor Muryn – KPIs**

The end of year 2022 and year to date 2023 City of Findlay Key Performance Indicators (KPI) are now available on the City’s website: <https://www.findlayohio.com/government/transparency-performance>. The attached KPI Dashboard shows a few key metrics. These KPIs are a critical tool used to measure service delivery and operational effectiveness. They show progress towards goals set for continuous improvement. The City of Findlay is proud of the work the City of Findlay team is doing to ensure targets are met. Additional details are available on the City website.

**COMMITTEE REPORTS:**

The **STRATEGIC PLANNING COMMITTEE** met on May 3, 2023 to continue the Strategic Planning process.

*We recommend that the goals and objective of the plan be distributed to the committee and forwarded to PlanningNext so they can start their finalization process. The STRATEGIC PLANNING COMMITTEE will have a final vote for approval of the goals and objectives.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 012-2023** (CR 212/236 annexation – services the City will provide if annexed in) **requires three (3) readings** **third 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. 2023-041** (Maumee Watershed Conservancy District MOA) **requires three (3) readings** **third 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** **third reading**

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

**ORDINANCE NO. 2023-043** (Phase 2 benching project) **requires three (3) readings** **third 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. 2023-046** (315 N Blanchard St rezone) **requires three (3) readings** **first reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED “R-3 SMALL LOT RESIDENTIAL” TO “C-1 LOCAL COMMERCIAL”.

**ORDINANCE NO. 2023-047** (continue Workers Compensation programs) **requires three (3) readings** **second reading**

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS’ COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-048** (*replacement Parking Enforcement vehicle*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-049** (*Harrison St waterline replacement*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-050** (*CR 212/CR 236 road widening*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-055** (*ODOT Aviation Grant, PAPIs and REILs Replacement*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO AN AGREEMENT AND/OR RELATED DOCUMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE REPLACEMENT OF THE PRECISION APPROACH PATH INDICATORS (PAPI) AND RUNWAY END IDENTIFIER LIGHTS (REIL) AND THE CITY OF FINDLAY AIRPORT, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-056** (*WPC Clarifier Rehab & Oxidation Ditch Repairs*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR REPAIRS ON OXIDATION DITCHES AT THE CITY OF FINDLAY WATER POLLUTION CONTROL CENTER, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**UNFINISHED BUSINESS:**

**OLD BUSINESS**

**NEW BUSINESS**

PETITION FOR ZONING AMENDMENT

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

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

ADDRESS PA:600000302210 SUBDIVISION Summit Addition  
LOT No.(s) 17413, 17414, 17415 of W. McPherson Ave

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

SIGNATURE                      SUBDIVISION                      LOT NO.                      STREET FRONTAGE

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IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Vacant

PRESENT ZONING DISTRICT 01

PROPOSED ZONING DISTRICT MZ

ATTACH:

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

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

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

Name of Owner Andek, LLC

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

Mailing Address Andek, LLC, PO Box 4114 Brentwood TN 37024

Phone No. (Home) Cell 419-721-4951 (Business) \_\_\_\_\_

Email: andrew@libertyridgeproperties.com

5-10-23 Date [Signature] Signature of contact Person

**OFFICE USE ONLY**

\$250.00 Fee Paid \_\_\_\_\_ \$100.00 Fee Paid PUD approval \_\_\_\_\_  
Applicable Advertising and Filing Fees Paid \_\_\_\_\_

Date Petition Submitted to City Council \_\_\_\_\_

Referral to Planning Commission \_\_\_\_\_ Referral to Planning & Zoning \_\_\_\_\_

Planning Commission \_\_\_\_\_ Disposition \_\_\_\_\_

Planning & Zoning \_\_\_\_\_ Disposition \_\_\_\_\_

Public Hearing Date Set By Council \_\_\_\_\_ Date  
of Newspaper Notice \_\_\_\_\_

(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners \_\_\_\_\_

(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation: \_\_\_\_\_

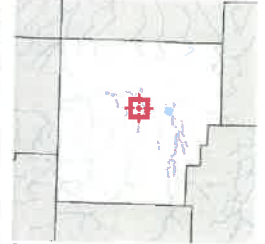
Date of Readings by Council:

First \_\_\_\_\_ Second \_\_\_\_\_ Third \_\_\_\_\_

Action by Council: \_\_\_\_\_ Ordinance No. \_\_\_\_\_



### Overview



### Legend

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

<b>Parcel ID</b>	600000302210,	<b>Alternate ID</b>	101024416006000	<b>Owner Address</b>	ANDEK LLC
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	499 OTHER COMMERCIAL		PO BOX 414
<b>Property Address</b>	0 W MCPHERSON AVE FINDLAY	<b>Acreage</b>	n/a		BRENTWOOD TN 37024

**District** 21 Findlay Corp - Findlay CSD  
**Brief Tax Description** SUMMIT ADD LOT 17413-17414 & 17415 W75FT  
 (Note: Not to be used on legal documents)

Date created: 5/10/2023  
 Last Data Uploaded: 5/10/2023 6:47:26 AM

Developed by Schneider  
 GEOSPATIAL



# PETITION FOR ZONING AMENDMENT CITY OF FINDLAY

(Revised May 2017)

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

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

**ADDRESS:**

**SUBDIVISION:**

219 Hurd Ave Findlay Ohio 45840

**LOT No.(s):**

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

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE

**IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION**

**EXISTING USE** Single family home Zoned Industrial

**PRESENT ZONING DISTRICT** I-2 Light Industrial

**PROPOSED ZONING DISTRICT** R-3 small lot residential

**ATTACH:**

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



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

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

Name of Owner Greater Findlay Properties L.L.C

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

Mailing Address 3889 State Route 613 McComb Ohio 45858

Phone No. (Home) (419) 957-4892 (Business) (419) 957-4892

Email: timsigworth@yahoo.com

5 / 11 / 2023  
Date

Timothy M Sigworth  
Signature of contact person

**OFFICE USE ONLY**

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

Applicable Advertising and Filing Fees Paid \_\_\_\_\_

Date Petition Submitted to City Council \_\_\_\_\_

Referral to Planning Commission \_\_\_\_\_ Referral to Planning & Zoning \_\_\_\_\_

Planning Commission \_\_\_\_\_ Disposition \_\_\_\_\_

Planning & Zoning \_\_\_\_\_ Disposition \_\_\_\_\_

Public Hearing Date Set by Council \_\_\_\_\_

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

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

Referred for Legislation: \_\_\_\_\_

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

Action by Council: \_\_\_\_\_ Ordinance No. \_\_\_\_\_



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HURD AVE

NW



## Monthly Collection Report to Findlay Council

April 2023

Total collections for April 2023: \$8,196,350.06

	<b>2023</b>	<b>2022</b>	
	<u>Year-to-date</u>	<u>Year-to-date</u>	<u>Variance</u>
Withholders	8,372,986.11	7,500,946.03	872,040.08
Individuals	1,999,107.46	1,880,742.17	118,365.29
Businesses	<u>4,253,620.19</u>	<u>4,077,513.02</u>	<u>176,107.17</u>
<b>Totals</b>	<b>14,625,713.76</b>	<b>13,459,201.22</b>	<b>1,166,512.54</b>
			8.67%

### Actual & Estimated Past-due Taxes

Withholders	551,894.17
Individuals	3,537,085.46
Businesses	<u>332,862.37</u>
<b>Total</b>	<b>4,421,842.00</b>

### 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	8,372,986.11	39.27%	12,948,013.89	60.73%	21,321,000.00
Individuals	1,999,107.46	68.93%	900,892.54	31.07%	2,900,000.00
Businesses	<u>4,253,620.19</u>	109.07%	<u>-353,620.19</u>	-9.07%	<u>3,900,000.00</u>
<b>Totals</b>	<b>14,625,713.76</b>	<b>52.01%</b>	<b>13,495,286.24</b>	<b>47.99%</b>	<b>28,121,000.00</b>

**Refunds Paid**

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	3	43	1,136.52	10,790.20
Individuals	285	681	169,485.00	349,031.39
Businesses	<u>11</u>	<u>32</u>	<u>26,367.30</u>	<u>50,779.97</u>
<b>Totals</b>	299	756	196,988.82	410,601.56

**Transfers of Overpayments**

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	0	51	0.00	19,599.62
Individuals	116	318	40,038.57	81,984.17
Businesses	<u>35</u>	<u>136</u>	<u>11,768.56</u>	<u>161,202.16</u>
<b>Totals</b>	151	505	51,807.13	262,785.95

 5/1/2023  
Income Tax Administrator Date

**Findlay Income Tax Department**

**Monthly Collections Report**

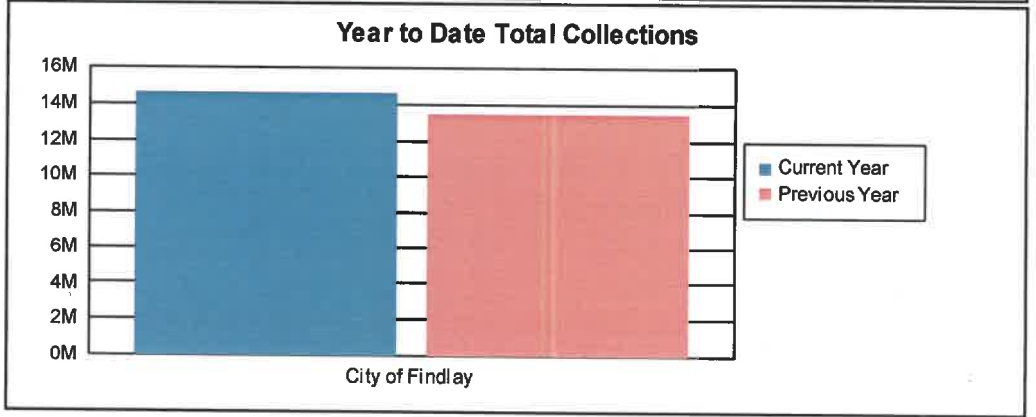
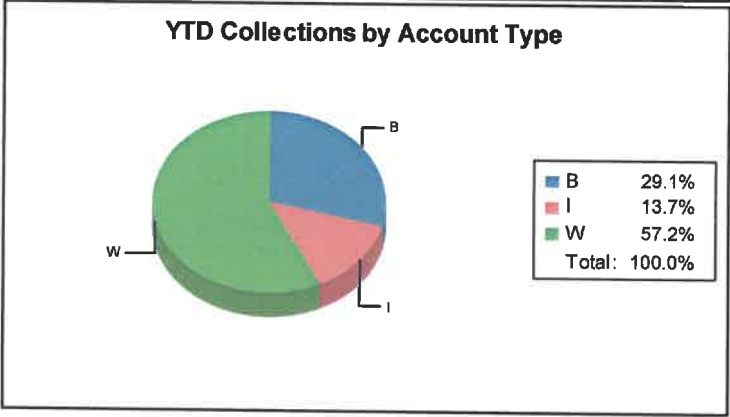
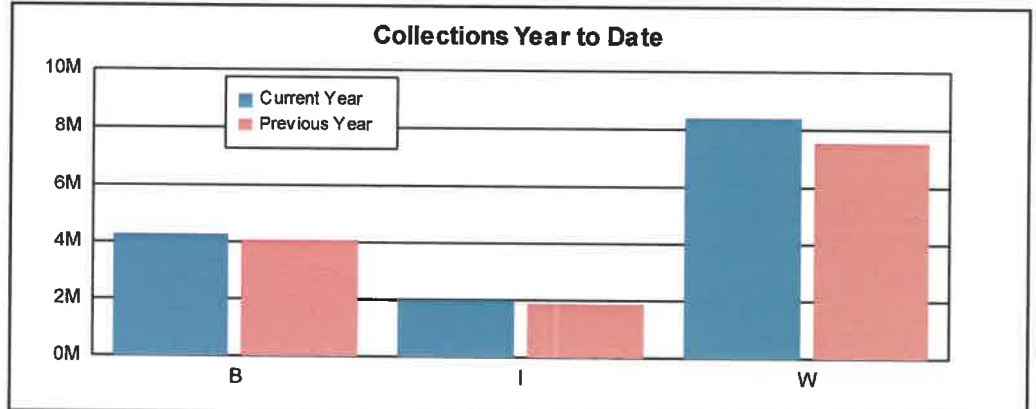
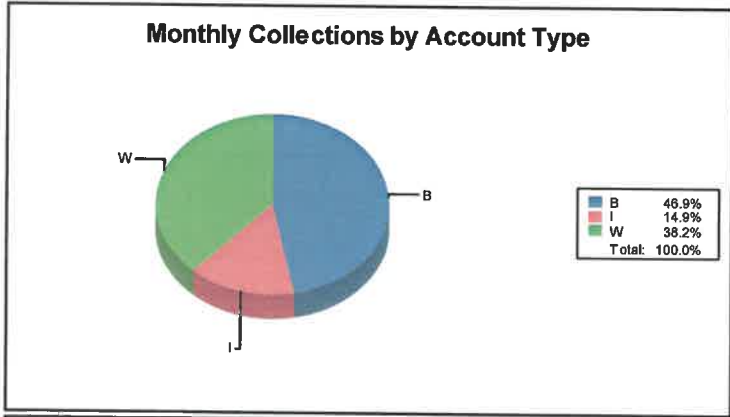
**Monday, May 1, 2023**

**8:07:45AM**

**For Period April 1, 2023 through April 30, 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>3,130,911.31</b>	<b>8,372,986.11</b>	<b>7,500,946.03</b>	<b>872,040.08</b>	<b>11.63</b>	<b>3,115,774.64</b>	<b>15,136.67</b>
<b>I</b>	<b>1,222,447.43</b>	<b>1,999,107.46</b>	<b>1,880,742.17</b>	<b>118,365.29</b>	<b>6.29</b>	<b>169,604.10</b>	<b>1,052,843.33</b>
<b>B</b>	<b>3,842,991.32</b>	<b>4,253,620.19</b>	<b>4,077,513.02</b>	<b>176,107.17</b>	<b>4.32</b>	<b>1,527,192.18</b>	<b>2,315,799.14</b>
<b>Totals:</b>	<b>8,196,350.06</b>	<b>14,625,713.76</b>	<b>13,459,201.22</b>	<b>1,166,512.54</b>	<b>8.67</b>	<b>4,812,570.92</b>	<b>3,383,779.14</b>



# City of Findlay Income Tax Department

## Monthly Collection Report to City Council

For the Month of April 2023

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

For the remaining  $\emptyset$  individual and  $\emptyset$  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 \$  $\emptyset$

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

Number of Businesses:	Month-to-date <u>9</u>	Year-to-date <u>17</u>
HB 49 .5 Percent Fees:	Month-to-date <u><math>\emptyset</math></u>	Year-to-date <u><math>\emptyset</math></u>

  
Mary Price, Tax Administrator

5/1/2023  
Date







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

Court: **FINDLAY MUNICIPAL COURT**  
Report for the month of: **April 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	147	96	90	1	12	0	0	346	0
New cases filed	35	19	14	0	7	0	0	75	0
Cases transferred in, reactivated or redesignated	5	0	10	0	0	0	0	15	0
<b>TOTAL (Add lines 1-3)</b>	<b>187</b>	<b>115</b>	<b>114</b>	<b>1</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>436</b>	<b>0</b>
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	0	0	0	0	0	0	0	0
Default				0	0	0	0	0	0
Guilty or no contest plea to original charge	20	17	15					52	0
Guilty or no contest plea to reduced charge	3	0	3					6	0
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	24	3	19	0	0	0	0	46	0
Transfer to another judge or court	0	0	0	0	0	0	0	0	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	3	1	7	0	0	0	0	11	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	1	0	0	1	0
Other terminations	0	1	1	0	5	0	0	7	0
<b>TOTAL (Add lines 5-16)</b>	<b>50</b>	<b>22</b>	<b>45</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	137	93	69	1	13	0	0	313	0
Cases pending beyond time guideline	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	0	0	0	0	0	0	0	0	0

FTP 5/9/23

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: **April 2023**

	A	B	C	D	E	F	G	H	I	T	
	Felonies	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.F.D.	Other Civil	Small Claims	TOTAL	
Pending beginning of period	1	9	82	12	434	5	374	36	1	178	1131
New cases filed	2	4	118	37	681	2	165	24	0	79	1110
Cases transferred in, reactivated or redesignated	3	0	21	6	93	1	4	0	0	0	125
<b>TOTAL (Add lines 1-3)</b>	4	13	221	55	1208	8	543	60	1	257	2366
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults	5	0	19	1	40	0	86	14	0	0	160
Hearing by Magistrate (Include guilty or no contest pleas and defaults	6		8	1	32	0	0	0	0	61	102
Transfer (Include waivers of preliminary hearing and individual judge assignments	7	9	62	39	30	0	12	1	0	1	154
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	8	0	0	0	0	0	12	0	0	0	12
Other dismissals (Include dismissals at preliminary hearing)	9	1	9	2	73	2	9	6	0	24	126
Violations Bureau	10		0		228						228
Unavailability of party for trial or sentencing	11	0	7	2	99	0	0	0	0	0	108
Bankruptcy stay or interlocutory appeal	12	0	0	0	0	0	0	0	0	1	1
Other terminations	13	0	17	1	262	0	1	1	0	1	283
<b>TOTAL (Add lines 5-13)</b>	14	10	122	46	764	2	120	22	0	88	1174
Pending end of period (Subtract line 14 from line 4)	15	3	99	9	444	6	423	38	1	169	1192
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 5/9/23

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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

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

Court: **FINDLAY MUNICIPAL COURT**

Judge: **STEPHANIE M BISHOP**

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

Date of completion of most recent physical inventory  
**04/13/2023**

	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	96	99	0	13	0	0	375	0
New cases filed	2	27	20	16	0	5	1	0	69	0
Cases transferred in, reactivated or redesignated	3	8	1	4	0	1	0	0	14	0
<b>TOTAL (Add lines 1-3)</b>	4	<b>202</b>	<b>117</b>	<b>119</b>	<b>0</b>	<b>19</b>	<b>1</b>	<b>0</b>	<b>458</b>	<b>0</b>
Jury trial	5	0	0	0	0	0	0	0	0	0
Court trial	6	0	0	1	0	0	0	0	1	0
Default	7				0	0	0	0	0	0
Guilty or no contest plea to original charge	8	22	10	16					48	0
Guilty or no contest plea to reduced charge	9	5	0	1					6	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	21	0	5	0	2	0	0	28	1
Transfer to another judge or court	12	0	0	0	0	0	0	0	0	0
Referral to private judge	13				0	0	0	0	0	0
Unavailability of party for trial or sentencing	14	2	0	4	0	0	0	0	6	0
Bankruptcy stay or interlocutory appeal	15	0	0	0	0	0	0	0	0	0
Other terminations	16	1	0	0	0	4	0	0	5	0
<b>TOTAL (Add lines 5-16)</b>	17	<b>51</b>	<b>10</b>	<b>27</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	18	151	107	92	0	13	1	0	364	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 5/9/23

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 \_\_\_\_\_

# 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 April, 2023

PAGE 1

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
<b>CASES FILED:</b>				
TRAFFIC	718	2,925	690	2,537
TRAFFIC COMPANION	94	453	81	347
CRIMINAL	122	510	140	529
CRIMINAL COMPANION	21	55	16	53
SEARCH WARRANT	8	25	13	41
CIVIL	190	629	158	484
SMALL CLAIMS	79	335	77	339
EXTRADITION	-	4	2	6
OTHER	10	53	11	45
<b>TOTALS</b>	1,242	4,989	1,188	4,381
<b>COURT PROCEEDINGS:</b>				
ABILITY TO PAY	2	11	-	-
Admin License Suspension	11	29	1	7
APPEAL DOG DESIGNATION	1	2	-	-
Arraignment	820	3,421	753	3,013
Attachment	14	47	8	35
Bond	2	2	-	6
BOND RETURN	4	7	-	-
Civil Status Conference	1	9	1	7
COMMUNITY SERVICE REVIEW	6	30	14	55
Contempt of Court	28	125	41	144
CONTESTED DUS CONTEMPT HEARING	1	1	-	5
Contested Small Claims	-	5	1	3
Continued	572	2,593	538	2,623
Damages	-	6	-	2
Debtors Examination	54	314	26	186
Default	-	4	-	2
Desk Review	86	358	101	337
DIVERSION PLEA	2	10	5	17
DUS DIVERSION REVIEW	1	10	5	14
Expungement	1	1	-	-
Extradition	1	1	2	8
Forcible Detention	15	55	10	50
Garnishment	2	5	3	7
Hearing on Motion	1	41	3	22
HEARING ON MOTION TO SEAL RECOR	8	29	7	58
HEARING ON WARRANT	4	34	26	105
Jury Trial	-	2	-	-
Marriage	2	9	2	7
Mediation	-	-	1	2
Miscellaneous	3	5	1	13
Motion to Dismiss	-	2	-	-
Motion to Vacate Judgment	-	1	-	-
Motion to Withdraw as Counsel	-	3	1	2
Plea	102	399	120	432
Preliminary	9	39	11	40
Pre-Trial	137	606	113	629
Pre-Trial with Judge	88	337	54	283

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
Reconsideration of Sentence	-	-	1	11
Revivor	1	10	3	9
Revocation	12	37	17	39
SAFE SURRENDER	29	29	10	10
SECOND PRETRIAL	93	414	79	425
Sentencing	1	11	5	17
Small Claims	66	260	61	278
STATUS CONFERENCE	1,410	5,413	1,274	6,025
Suppression	2	9	5	19
TELEPHONE PRETRIAL	22	68	8	50
Trial	4	21	9	23
WRIT OF RESTITUTION	8	35	11	40
WRITTEN PLEA	3	34	7	15
TOTALS	<u>3,629</u>	<u>14,894</u>	<u>3,338</u>	<u>15,075</u>

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
<b>CRIMINAL VIOLATIONS:</b>				
ASSAULT	2	20	4	16
BREAKING & ENTERING	-	-	-	2
BURGLARY	-	2	-	1
CRIMINAL DAMAGING	1	10	6	14
CRIMINAL TRESPASS	7	16	7	28
DISORDERLY CONDUCT	14	39	8	36
DOMESTIC VIOLENCE	15	54	20	57
DRUG ABUSE	28	139	38	106
OPEN CONTAINER PROHIBITED	2	6	-	3
OVI	-	1	-	-
RESISTING ARREST	6	13	1	10
ROBBERY	1	1	1	3
TELEPHONE HARASSMENT	-	1	1	4
THEFT	11	70	17	57
UNDERAGE CONSUMPTION	2	7	1	4
OTHER CRIMINAL	54	186	52	241
TOTALS	143	565	156	582
<b>TRAFFIC VIOLATIONS:</b>				
ACD/SPEED	15	84	21	96
DISOBEYING TRAFFIC CONTROL DEV	5	37	17	50
DRAG RACING	2	2	-	3
DRIVING UNDER SUSPENSION	29	133	42	168
EXPIRED REGISTRATION	16	106	19	128
FAIL TO MAINTAIN CONTROL	8	110	17	112
FAILURE TO YIELD RIGHT OF WAY	5	39	6	35
LEAVING SCENE OF AN ACCIDENT	3	17	4	17
LEFT OF CENTER	-	4	1	3
OVERLOAD	44	218	50	188
OVI	52	250	32	138
PASSING A STOPPED SCHOOL BUS	3	12	5	15
RECKLESS OPERATION	-	1	2	5
SEAT BELT	108	259	73	211
SPEEDING	323	1,386	303	1,075
OTHER TRAFFIC	199	720	179	640
TOTALS	812	3,378	771	2,884

NOTE: SEARCH WARRANTS NOT INCLUDED IN VIOLATION TOTALS

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ARRESTING AGENCY:				
PATROL				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	538	1,968	484	1,567
OMVI	28	116	19	63
CRIMINAL FELONIES	-	3	6	8
CRIMINAL MISDEMEANORS	28	107	20	61
SEARCH WARRANTS	-	2	3	6
FINDLAY P.D. (BY ORDINANCE)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	103	600	154	775
OMVI	16	89	11	54
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	75	281	71	285
SEARCH WARRANTS	-	-	-	-
FINDLAY P.D. (BY ORC)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	1	2	1	2
OMVI	-	1	-	-
CRIMINAL FELONIES	3	36	8	37
CRIMINAL MISDEMEANORS	17	58	31	102
SEARCH WARRANTS	4	16	10	28
SHERIFF				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	116	551	98	383
OMVI	8	45	2	21
CRIMINAL FELONIES	1	3	2	6
CRIMINAL MISDEMEANORS	7	45	13	44
SEARCH WARRANTS	4	6	-	7
OTHERS				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	2	7	2	19
OMVI	-	-	-	-
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	12	31	5	39
SEARCH WARRANTS	-	1	-	-
TOTALS	963	3,968	940	3,507
PROBATION:				
ESTABLISHED	37	122	34	87
TERMINATED	34	130	34	85
CURRENT	40	40	37	37
TOTALS	111	292	105	209

ACTIVITIES ORDERED:	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ALCOHOL EVALUATION	-	1	-	-
ALCOHOL/SUBSTANCE EVAL	8	32	15	36
ANGER MANAGEMENT	-	1	-	-
BENCH WARRANT TO AGENCY	182	792	203	994
COMMUNITY SERVICE	3	4	-	-
COMMUNITY SERVICE CITY	3	13	4	23
COMMUNITY SERVICE COUNTY	13	35	7	40
COMMUNITY SERVICE INDIVIDUAL	25	82	24	89
COMMUNITY SERVICE NO JAIL	-	1	1	2
DIP	19	76	14	65
DOMESTIC VIOLENCE PROGRAM	1	1	-	4
ELECTRONIC HOME MONITORING	-	1	-	-
FORM 95	-	3	1	1
HOUSE ARREST	-	-	-	1
JAIL	1	19	8	24
Jail Term Suspended Condition	-	1	-	-
MENTAL EVAL	1	4	2	6
NO CONTACT WITH VICTIM	1	9	2	4
Pay Restitution	3	12	3	8
Probation	12	52	17	39
SCRAM	5	19	3	14
STAR Program	5	13	7	20
TREATMENT FRC	-	8	8	24
TREATMENT MISCELLANEOUS	4	12	10	33
UCP	-	1	-	2
Unsupervised Probation	-	-	1	1
VIP	16	68	12	60
TOTALS	302	1,260	342	1,490



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

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

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$1,949.14	\$9,096.49	\$3,121.15	\$10,536.82
BOND FEES	\$375.00	\$1,150.00	\$75.00	\$1,075.00
CIVIL DEPOSIT TENDERS	\$9,079.10	\$10,319.10	\$0.00	\$1,315.89
COURT COST	\$54,781.98	\$231,757.95	\$59,997.40	\$220,129.84
DUI ENFORCEMENT	\$2,483.03	\$10,823.09	\$2,188.93	\$9,884.87
ELECTRONIC IMAGING	\$4,196.28	\$16,503.79	\$3,559.17	\$14,090.25
FINES & FORFEITURES	162,642.79	\$698,442.34	180,000.08	\$682,449.20
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$429.60	\$2,160.29	\$626.70	\$2,609.41
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$207.30	\$664.64	\$14.01	\$258.33
JAIL HOUSING	\$12,747.87	\$79,638.31	\$14,744.55	\$61,460.97
JAIL REIMBURSEMENT	\$131.90	\$831.22	\$443.15	\$1,573.35
LEGAL RESEARCH	\$3.00	\$15.50	\$11.00	\$30.00
MEDIATION	\$1,316.82	\$5,212.82	\$1,125.50	\$4,441.25
MISCELLANEOUS	\$21,847.33	\$102,068.11	\$22,642.29	\$100,636.11
MUNI COURT COMPUTERIZATION	\$6,795.50	\$26,806.05	\$5,734.34	\$22,580.55
MUNI COURT IMPROVEMENT	\$17,476.46	\$68,705.28	\$14,696.00	\$57,879.68
RESTITUTION	\$440.98	\$1,129.98	\$323.40	\$835.44
SPECIAL PROJECTS	\$28,638.19	\$113,045.73	\$24,241.42	\$95,749.73
STATE PATROL	\$19,931.13	\$84,439.42	\$15,406.32	\$65,744.19
TRAFFIC/CRIMINAL BONDS	\$10,939.14	\$48,669.96	\$18,049.05	\$29,203.40
	<b>356,412.54</b>	<b>\$1,511,480.07</b>	<b>366,999.46</b>	<b>\$1,382,484.28</b>

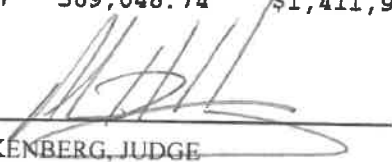
DISTRIBUTIONS:

ALCOHOL MONITORING	\$1,949.14	\$9,096.49	\$3,121.15	\$10,324.82
BOND FEES	\$375.00	\$1,150.00	\$75.00	\$1,025.00
CIVIL DEPOSIT TENDERS	\$250.00	\$745.00	\$0.00	\$550.00
COURT COST	\$54,649.98	\$229,475.59	\$59,781.51	\$218,991.07
DUI ENFORCEMENT	\$2,462.69	\$10,758.68	\$2,193.59	\$9,752.41
ELECTRONIC IMAGING	\$4,178.28	\$16,437.79	\$3,547.17	\$14,033.25
FINES & FORFEITURES	163,334.63	\$703,238.96	181,808.75	\$682,410.27
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$429.60	\$2,160.29	\$651.70	\$2,509.41
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$207.30	\$664.64	\$14.01	\$44.27
JAIL HOUSING	\$12,747.87	\$79,404.10	\$14,444.55	\$59,864.13
JAIL REIMBURSEMENT	\$131.90	\$831.22	\$443.15	\$1,508.35
LEGAL RESEARCH	\$3.00	\$15.50	\$11.00	\$30.00
MEDIATION	\$1,310.82	\$5,190.82	\$1,119.50	\$4,422.25
MISCELLANEOUS	\$31,427.84	\$141,663.77	\$34,621.99	\$129,795.44
MUNI COURT COMPUTERIZATION	\$6,765.50	\$26,698.05	\$5,716.34	\$22,494.55
MUNI COURT IMPROVEMENT	\$17,398.46	\$68,422.28	\$14,645.00	\$57,659.68
RESTITUTION	\$440.98	\$1,639.39	\$323.40	\$1,188.27
SPECIAL PROJECTS	\$28,512.19	\$112,588.73	\$24,172.42	\$95,411.34
STATE PATROL	\$19,766.13	\$83,911.42	\$15,705.72	\$65,914.59
	<b>346,341.31</b>	<b>\$1,494,092.72</b>	<b>362,395.95</b>	<b>\$1,377,929.10</b>

DISTRIBUTED TO:

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CITY OF FINDLAY	160,003.99	\$699,552.40	162,251.53	\$622,861.37
HANCOCK COUNTY	\$18,892.77	\$85,910.64	\$18,756.99	\$78,851.01
OTHERS	130,159.24	\$555,407.79	144,175.34	\$532,131.79
STATE OF OHIO	\$52,075.19	\$214,817.04	\$43,864.88	\$178,130.58
	<u>361,131.19</u>	<u>\$1,555,687.87</u>	<u>369,048.74</u>	<u>\$1,411,974.75</u>

  
 \_\_\_\_\_  
 STEPHANIE M. BISHOP, JUDGE

  
 \_\_\_\_\_  
 ALAN D. HACKENBERG, JUDGE

DISCLAIMER: RECEIPTS COLLECTED ARE NOT TO BE CONFUSED WITH RECEIPTS DEPOSIT

# 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

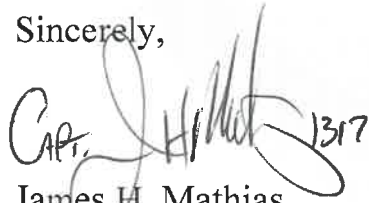
[www.findlayohio.com](http://www.findlayohio.com)

May 3, 2023

Honorable Council:

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

Sincerely,

A handwritten signature in black ink, appearing to read "CAP. J. H. Mathias" with a large flourish at the end. To the right of the signature, the number "1317" is handwritten.

James H. Mathias  
Captain



**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1st floor of Municipal Building  
Thursday April 13, 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:**

Daniel Maciejewski, Andrew Willford, Allison Willford,  
Amanda Sprague, Richard Binner, Gary Waltermire, Dan  
Stone, Lou Willin

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Mayor Muryn  
Rob Martin  
Dan DeArment  
Dan Clinger

**SWEARING IN**

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

**APPROVAL OF MINUTES**

Rob Martin motioned to approve the minutes for the March 9, 2023 meeting. Dan DeArment seconded. Motion approved 4-0-0.

**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.**

**DISCUSSION**

Dan Maciejewski was present on behalf of the application. He noted that he acquired the site after the tragic circumstances of the fire, which claimed the lives of the previous owners. He took care of the site once the structure was demolished. Mr. Maciejewski's insurance agency is growing and he'd like to expand the parking lot on the site. The expansion would allow for better maneuverability on site. The lot itself is small and would make it difficult to rebuild a residential property on the lot.

Dan Clinger asked if the access points would be changed in the update. Mr. Maciejewski said he planned to potentially put up a fence to prevent people from using the access off the alley. The only site impediment would be to navigate around the power lines in that area.

**MOTION**

Dan DeArment made motion 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.**

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

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

**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 R3, 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

**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

### DISCUSSION

Andrew Willford and Allison Willford were present to discuss the case. Andrew Willford is the current owner, while Allison Willford is his realtor. Matt Cordonnier started by reminding the CPC what the process for duplexes was during the zoning map update. There was an effort to bring 700-800 duplexes into conformity. If a duplex was created prior to zoning in 1957, or if they had a permit in the address file, or if it operated as duplex, and had the required parking, they would receive a permit.

Allison Willford said that Andrew Willford was in the process of selling the duplex, but the bank notified them that they could not lend on it because it was an illegal duplex. Mr. Willford bought it in 2017, and was told at the time it was grandfathered back in 2005. Ms. Willford noted that if they are made to put the required parking in, they would have to dig up a large section of their backyard. Given the character of the neighborhood, they thought that having the parking installed would take away from the aesthetic of the site.

Mayor Muryn discussed the purpose of bringing duplexes into compliance. More often, lenders have flagged illegal duplexes and will not lend on them until they have the proper permits. She said she was sorry that they felt like this is coming as a surprise, because the City did a number of mailings to property owners back during the update to explain the process. The zoning standards are in place for a reason, so we try our best to apply them across the City. She added that having tenants park in the driveway is not conducive, because it blocks cars in the parking area. She wondered if they could widen their driveway to do angled parking rather than creating a full pad. Mr. Willford thought it might be difficult and was worried that having many vehicles parked on site would be an eye-sore to neighbors. He wondered if off-street parking would be sufficient. The duplex's second unit is only a one bed.

Mr. Clinger disagreed that there is enough room in the driveway to pass if there is a vehicle parked in it. He also disagreed that having one spot was enough for a one-bedroom unit. There is a rule that requires two off-street parking per residential units. Looking at the neighborhood, he wasn't sure if there were other duplexes in the area. Mr. Willford noted that his neighbor was a triplex and there were a number of duplexes in the area. Mr. Willford went out and thought that most of these units also lacked adequate parking. Matt Cordonnier reiterated that the trouble with looking at other houses in the neighborhood is that each property is unique. Some of the duplexes could have been in existence prior to zoning for example.

Allison Willford stated that she had conversations with a staff member that said the property was grandfathered in as a duplex in 2005 or 2007 and because the unit was unoccupied for 3 years, that is what took the grandfathering away. Erik Atkins said that was referring to the use of the property,



after 2 years of inactivity the use can change. Ms. Willford said that when they were purchasing the property originally, they were able to get lending on it, so he asked what changed since then. Mr. Cordonnier stated that it depends on the bank. He said he was sympathetic, but not an uncommon occurrence.

Mayor Muryn asked if staff they could measure the width of the driveway on Google Earth.

While they were measuring, Mr. Willford reiterated that they were working on getting things into compliance. He noted that the lack of parking was not a detriment to the neighborhood or the tenants. He thought that the off-street parking availability was a good option for the tenants. Mayor Muryn reiterated that there may be instances like storm events where cars need to be removed from the public streets and having off-street parking is necessary.

Jeremy Kalb said that the curb cut is 14 feet wide with a 12-foot driveway. This distance would not allow for cars to pass each other without going into the grass. Mr. Clinger noted that once you pull in, you'd have to back out. He noted that generally this property is out-of-compliance and we are trying to allow them to get into compliance. To do that, we would need two additional spots. Mr. Clinger said he would be opposed to a variance in this case, and they just needed to sort out a solution for the two spots. Mr. DeArment agreed and asked if the City Engineer had any ideas of how best to do it.

Mr. Atkins added that potentially they could widen the driveway to get the two additional spots in. These two spots need to be behind the front of the house as stated in the code. Mr. Kalb highlighted an area in the middle of the driveway to do parallel spots to avoid having to expand the pad in the back. Mr. Willford agreed and thought it was best for preserving the backyard.

Amanda Sprague, 830 N. Main Street, spoke as a neighbor. She asked if it was already a duplex. Mayor Muryn said it has operating as a duplex but did not have a permit. Ms. Sprague went on to say that she was worried about the nature of the neighborhood if they kept allowing for duplexes to be converted in single family neighborhoods. She thought the rental units made it hard to create a neighborhood feeling when tenants area in/out.

Mr. DeArment said he appreciated the concern, but did not think that the City had any authority to stop this trend. There are less people buying homes and as long as property owners are meeting the standards in the code, there was not a reason to deny them that ability. Ms. Sprague argued that City Planning Commission could stop rezoning single-family homes into duplexes at the rate they have been doing so. Mayor Muryn said she understands the concern, but from the other viewpoint as a renter, they want to be in good neighborhoods. It can be beneficial for families in rental properties to have the opportunity to be in a good neighborhood too. She would be more concerned if this was a brand new duplex, however, this has been in operation for a long time, and today is more about bringing it into compliance. Mayor Muryn said allowing this duplex will not change the character of the neighborhood. Ms. Sprague argued that one-by-one it does degrade the neighborhood. Mayor Muryn reiterated that she understands her view, and if she would like

to have a bigger picture discussion on zoning, she would be happy to talk more with her. She did mention that in the last zoning code update, they did restrict which zoning districts duplexes were allowed and gave the City Planning Commission more ability to review and regulate them. Dan Clinger asked Ms. Sprague if there were additional duplexes in the area. Mrs. Sprague said that there were a lot in the area.

Matt Cordonnier added that if this was a request for a new duplex, the staff recommendation might have been to deny. Since this is a duplex that has been operating for over 20 years, it's hard to revoke that ability. Mayor Muryn said she has to take into consideration of both the neighborhood and property owner. The best solution is to work to ensure that the duplex is least impactful on the surrounding neighborhood.

Dan DeArment asked Mr. Cordonnier what happens if a house is converted into a duplex without a permit. Mr. Cordonnier said that they have denied requests for converted duplexes when they are inappropriate in a single-family neighborhood. It is a bit of an artform. When a property has operated the same way 30 years, it's hard to take that away from them. If a duplex is turned into a triplex without a permit, and it does not fit the neighborhood, then they would deny.

Allison Willford requested a list of the duplexes that were given a permit by the City during its map update. Matt Cordonnier said that he would provide it, and that he would just add that he was happy the City undertook these steps to make it easier to bring duplexes into compliance. Mayor Muryn added that it also gave the City a better record of where duplexes existed.

Matt Cordonnier added that Mr. Kalb had created a sketch that would have the 2 additional parking spots alongside the driveway.

**MOTION**

Mayor Muryn made a motion to 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

2nd: Dan DeArment

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

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.**

### **DISCUSSION**

Richard Binner was present on behalf of his application. He is the one who purchased the property and cleaned up the site. He is trying to make the property nicer, and fix the parking issues in the front, which clogged up McConnell Avenue.

Mr. Clinger asked what the dimensions were of the lot. Mr. Binner said it was 40'x120'. Mr. Clinger asked what size of unit he would use. Each unit is 24'x36'. Jacob Mercer confirmed that this met the size requirement for the living space, which is a minimum 800 square feet. These units are two bedrooms, and have 864 square feet per unit.

Mayor Muryn added she liked the updated site plan for the site. She can appreciate having some smaller units throughout the City. Mr. Clinger stated he was concerned that because we have so many R-3 parcels, it was making it easier to convert existing single-family homes on small lots into duplexes. Mr. Cordonnier said that one of the things with making it a conditional use in R-3 is that allows City Planning Commission the ability to add conditions on approvals and makes it easier to deny new duplexes in inappropriate areas. In the R-4 Duplex/Triplex zoning district, it would just be a permitted use, so CPC would not see the plans. He said it is a balance. He wondered if the economics would not work for sites like these if they were not allowed to create a duplex.

He added that he agreed that this was an improvement to what had been currently there. Erik Atkins added that there are multiple duplexes across the street on McConnell Street, and he worked with Mr. Binner on the site plan to meet the standards. Mayor Muryn reiterated that conditional uses are revocable, so if there are issues, the City can revoke the permit.

Mr. Clinger asked if there were any elevations available for the building. Mayor Muryn said without a residential building code, there was not anything to review. Matt Cordonnier said that as it is a conditional use, the CPC could request elevations as part of the review process. Mayor Muryn asked if Mr. Binner had an idea of the aesthetic. Mr. Binner said he was going to use vinyl siding and asphalt shingles. As he is a neighbor, he wants to make it appealing, and what was there for 40 years was definitely not appealing. Mr. DeArment asked if they would update the sidewalk and grass. Mr. Binner confirmed he would be as part of the updates.

Mr. Clinger asked if there was a rear exit to each unit. Mr. Binner confirmed it would and have a stoop off it.

Gary Waltermire said that he owns the house just to the west. He brought up that parking was a major concern for the neighborhood. He has known Mr. Binner for a long time, but he is just concerned about traffic in the area. He noted that his parents bought the house when it was all a single-family neighborhood. He thought that crime in the area had increased since there were duplexes added to the neighborhood. Mr. DeArment asked him if he was okay with the parking plan as presented. He thought that having the parking off-street, that would eliminate that concern. When cars are parked on the street, it can get crowded. Mayor Muryn offered that they would have the street department look at that intersection to see if a "No Parking Past This Sign" would be helpful for the area. Mr. Binner agreed that he also shares his concern about the parking, and hopes his parking situation will address that.

Mr. Clinger asked if the sidewalk would be added along the north side of the property. Mr. Binner said he would continue the sidewalk.

Mr. Cordonnier asked Mr. Kalb if they would shift the parking spots up. Mr. Kalb said that this was the best spot for the parking on the site, for clearance and safety.

Mr. Clinger asked what the setback was on the sideyard. Mr. Binner said it was 6 feet and his plan showed it being 10 feet.

Matt Cordonnier provided some historical context about the old home for the site. It was a manufactured home, which at the time was allowed on lots. This option, however, had since been removed from the code and only allowed in mobile home parks. Erik Atkins added that they technically had a year to replace it if they wanted. Mr. Binner indicated he would not like that as it would not be as aesthetically pleasing.

## **MOTION**

Rob Martin made a motion to approve APPLICATION FOR CONDITIONAL USE #CU-05-2023 filed by Richard Binner, to establish a duplex at 601McConnell Street.

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

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

**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)**

## **DISCUSSION**

Dan Stone was present on behalf of the application. As it was stated in the comment packet, he has had discussions with staff about trying to accommodate additional landscaping on the site. The applicant works with many cities to make an aesthetically pleasing site that meets safety requirements. To address a comment from fire prevention, the drive aisle has a width of 12 feet.

Dan Clinger asked if there was an overhead line on site. Dan Stone noted that it was an AT&T line, and they are working to reroute it. Mr. Clinger asked if they could close the access onto Fox Street. Mr. Stone said they wanted to keep it as it acts as an escape lane. They would add a “Do

Not Enter” sign to make sure cars were not tempted to enter. Mr. Kalb said he did not have concerns leaving it. Mayor Muryn said she personally appreciated an escape lane for customers.

Mr. DeArment asked if they considered keeping the building and just add onto it. Dan Stone said that with these franchises, they dictate what the building layout is like. Shifting the building on the site allows for the longer drive thru and for the parking to be stacked better. Matt Cordonnier added that this will alleviate the cars being backed up towards Tiffin Avenue.

Mr. Clinger asked if the first two parking spots could be removed so that there was not a 3-point conflict point with the entrance and the exit of the drive thru. Dan Stone said they would take it back to corporate but that they would try to accommodate.

Rob Martin asked about signage for the site. Mr. Stone confirmed that they were re-facing the existing pylon sign on site. The problem on this site, the site triangle for clearance would be blocked more if they removed the pylon for a monument sign. Mr. Atkins asked if the parking spots were removed like proposed, could they put a monument sign there instead. Mr. Stone said that he thought with the existing signage next door, it would be blocked from view. Mayor Muryn said she was fine with the pylon for now, but would have preferred a monument sign.

**MOTION**

Mayor Muryn made a motion **to 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**

**2nd: Rob Martin**

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

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

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT May 11, 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  
May 11<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR CONDITIONAL USE #CU-06-2023** filed by Kyle Smith, to establish a home business at 506 Monroe Avenue for a mobile car detailing business.
2. **APPLICATION FOR FINAL PLAT #FP-01-2023** filed by Rocky Three Investments LLC, for a replat of Lot 5 of the Findlay Village Mall Subdivision for 2 outlots.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-10-2023** filed by Get Go Operating LLC/Giant Eagle Inc for a new GetGo gas station on what is currently Lot 5 of the Findlay Village Mall.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-11-2023** filed by Olio Development for a new Raising Cane's drive-thru restaurant on what is currently Lot 5 of the Findlay Village Mall.
5. **APPLICATION FOR ZONING AMENDMENT #ZA-02-2023**; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, May 11<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

1. **APPLICATION FOR CONDITIONAL USE #CU-06-2023 filed by Kyle Smith, to establish a home business at 506 Monroe Avenue for a mobile car detailing business.**

**CPC STAFF**

**General Information**

This request is located on the north side of Monroe Avenue between Bolton Street and Morey Avenue. It is zoned R-3 Small Lot Residential. The neighborhood is mostly zoned R-3 Small Lot Residential, but there is a MH - mobile home park to the southeast near the intersection with Morey Avenue. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Small Lot Residential.

**Parcel History**

The site is a single family home, which the Smith's have lived at since 2019.

**Staff Analysis**

The applicant, Kyle Smith, has applied to use his home address as his business address. The business is a mobile car detailing business, which typically goes to the client's location to do the work. His work involves washing, vacuuming, and detailing the cars. Sometimes, Mr. Smith does use his own driveway to perform his work.

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-06-2023 filed by Kyle Smith, to establish a home business at 506 Monroe Avenue for a mobile car detailing business.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

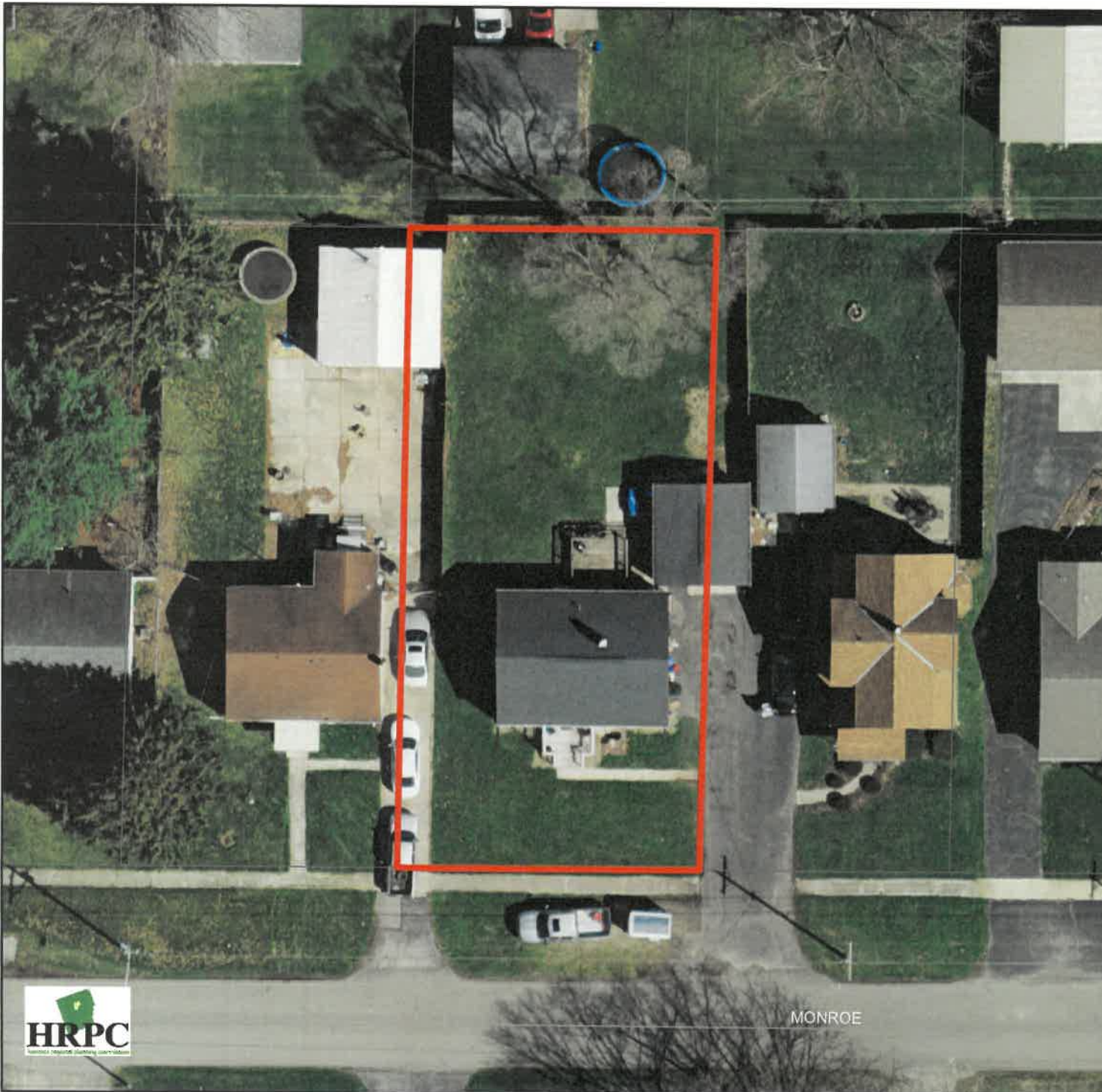
Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-06-2023 filed by Kyle Smith, to establish a home business at 506 Monroe Avenue for a mobile car detailing business.**

# CU-06-2023

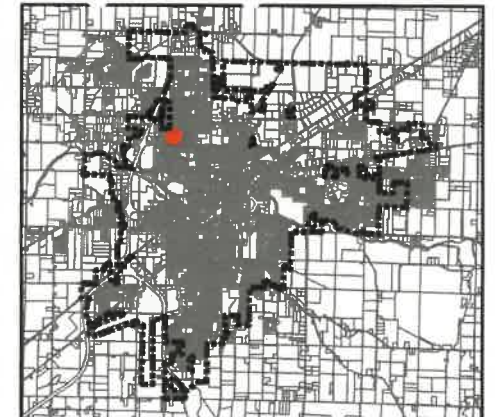
APPLICATION FOR  
CONDITIONAL USE  
filed by Kyle Smith, to establish  
a home business at  
506 Monroe Avenue  
for a mobile car detailing business.

## Legend

-  506 Monroe Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map





**2. APPLICATION FOR FINAL PLAT #FP-01-2023 filed by Rocky Three Investments LLC, for a replat of Lot 5 of the Findlay Village Mall Subdivision for 2 outlots.**

**CPC STAFF**

**General Information**

This request is located in the Findlay Village Mall Subdivision on Tiffin Avenue next to the intersection with Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north, it is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The site is currently a parking lot for RP Home & Harvest of Findlay.

**Staff Analysis**

Rocky Three Investments are proposing to replat Lot 5 of the Findlay Village Mall subdivision. The Findlay Village Mall subdivision was replatted in 2021 into five lots. This replat would create two outlots in Lot 5, adjacent to Tiffin Avenue. Lease Parcel 1 would be located on the east side abutting Croy Drive and be 1.511 acres in size. Lease Parcel 2 would be directly west of Lease Parcel 1, and measure 1.009 acres in size.

The applicant will need to provide a copy of their reciprocal easement agreement to maintain access between the lots using the existing traffic pattern on the site.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2023 filed by GetGo Operating LLC/Gaint Eagle Inc, and Olio Development Group, for a replat of Lot 5 of the Findlay Village Mall Subdivision for 2 outlots subject to the following condition:**

- **Provide a copy of the reciprocal easement agreement (HRPC)**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**






Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-01-2023 filed by GetGo Operating LLC/Gaint Eagle Inc, and Olio Development Group, for a replat of Lot 5 of the Findlay Village Mall Subdivision for 2 outlots subject to the following condition:**

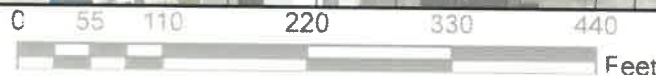
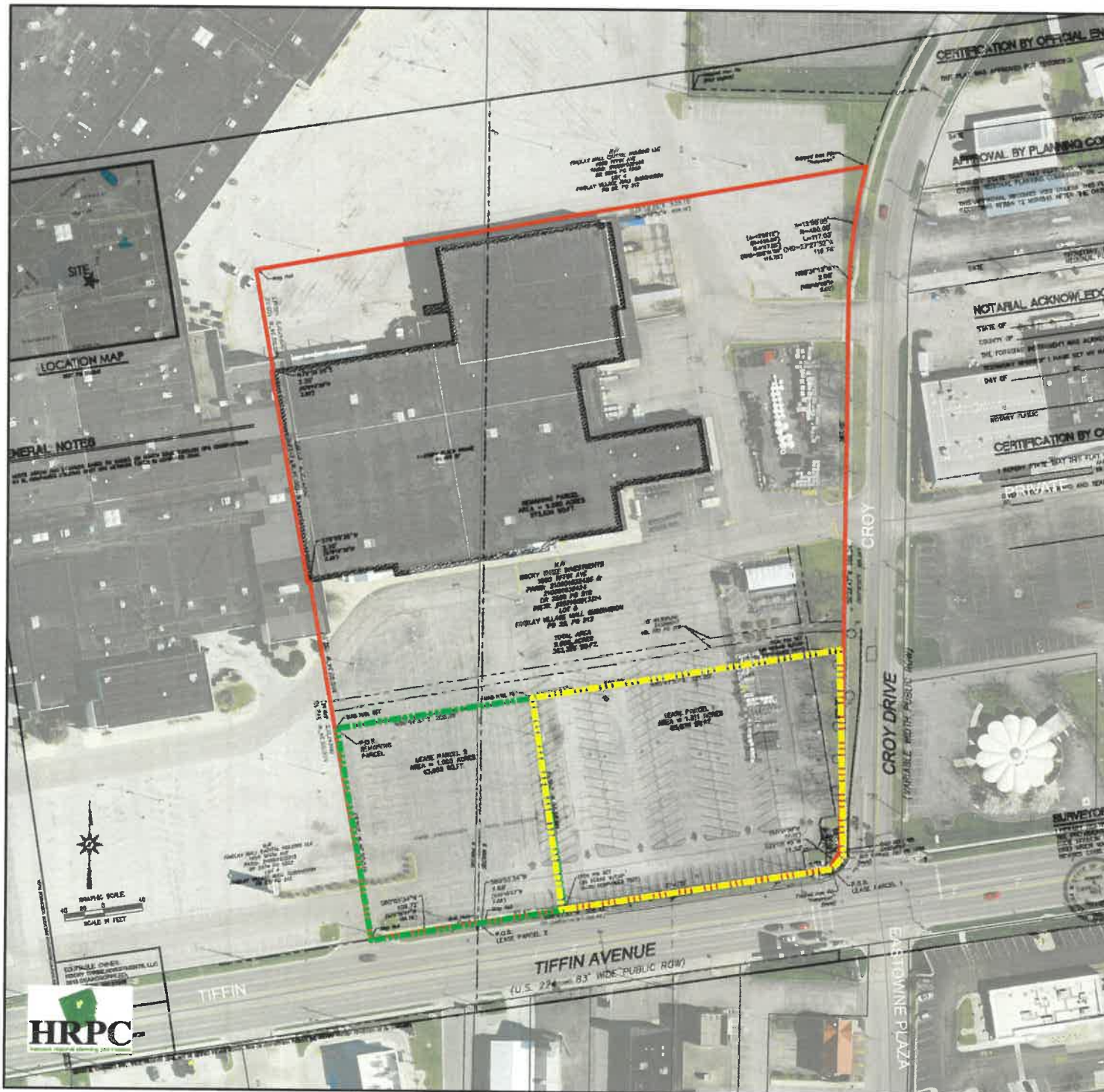
- **Provide a copy of the reciprocal easement agreement (HRPC)**

# FP-01-2023

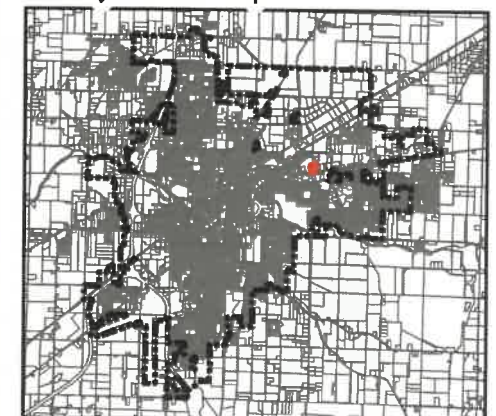
APPLICATION FOR  
FINAL PLAT  
filed by Rocky Three  
Investments LLC, for a replat of  
Lot 5 of the Findlay Village Mall  
Subdivision for 2 outlots.

## Legend

-  LeaseParcel1
-  LeaseParcel2
-  Lot 5 Outline
-  Parcels
-  Road Centerline



Findlay Locator Map



**3. APPLICATION FOR SITE PLAN REVIEW #SP-10-2023 filed by Get Go Operating LLC/Giant Eagle Inc for a new GetGo gas station on what is currently Lot 5 of the Findlay Village Mall.**

**CPC STAFF**

**General Information**

This request is located in the Findlay Village Mall Subdivision on Tiffin Avenue next to the intersection with Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north, it is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The site is currently parking for RP Home & Harvest of Findlay.

**Staff Analysis**

Get Go Operating LLC is proposing a 6,369 sf Get Go convenience store and gas station on this site. This would include 44 parking spots for the convenience store, which meets the standards. There would also be a drive-thru component to the convenience store on the north side of the site. The drive-thru will be able to accommodate the required eight car stacking on site. Along the drive-thru, there is an uncurbed diagonal striped area. While it says "Do Not Enter", the applicant indicated it would essentially function as an escape lane. On the south side of the site is the 12-pump gas station. On the west side of the site, there is a detention area.

The dumpster is located in the northwest corner of the site and has been proposed to be screened by a privacy chain link fence with vinyl slats. Staff would recommend the enclosure be vinyl only and not chain link.

The site has two proposed new curb cuts. One is a full entrance onto Croy Drive, while the other is a right-in/right-out onto Tiffin Avenue. Staff would like to see the right-in/right-out changed into a fully dedicated drive-in lane to discourage people from being able to turn left out of the site.

One of staffs concerns about the layout is that they do not meet the front yard setback along Tiffin Avenue. The applicant indicated that they would need to encroach on the 10-foot setback to allow there to be enough pavement for the gas trucks to have enough turn radius around the underground storage tanks. Staff would like to see the site shifted to accommodate the setback.

In terms of landscaping, staff discussed with the applicant that the foundation plantings were not necessarily required along the building, but could be clustered around the perimeter. They have included landscaping along the east, north, and west sides of the lot. Staff would like to see a reduction in the size of the landscaping area on the north side, between the drive-thru and R+P. This would allow them to shift the site to the north to accommodate the setback and allow for landscaping to be installed along Tiffin Avenue.

### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2023 filed by Get Go Operating LLC/Giant Eagle Inc for a new GetGo gas station on what is currently Lot 5 of the Findlay Village Mall subject to the following conditions:**

- **Shift the parking lot to be 10 feet from the front property line**
- **Work with the City on the right-in/right out onto Tiffin Avenue**
- **Upgrade the dumpster enclosure fencing to vinyl**

### **ENGINEERING**

#### ***Access –***

The site is proposing two new curb cuts to access the site, one off Tiffin and one off Croy. The drive off of Croy will be a full access driveway and the Tiffin Avenue driveway is proposed to be a right in/right out.

If the driveway off Tiffin Avenue is needed/ desired, I agree that it will need to be a right in/ right out style driveway. A couple of items with the Tiffin Avenue driveway:

- Can the radii be changed for the entrance and exit lanes so that no left turning vehicles have the chance to make the turn? The way it is laid out now vehicles will still be able to make a left turn out of the site and left turn into the site.
- Within the island there is an Overhead Utility line that has a guy wire running where the entrance lane is located. Is the guy wire being relocated or will the driveway need to be shifted to the east to accommodate for the guy wire.

#### ***Water Service –***

The site is proposing a new 2-inch Domestic line to come off the 12-inch line that is located on the northside of Tiffin Avenue. If an irrigation line is needed that will be a separate tap as well and will need backflow prevention per the City's Water Regulations.

#### ***Sanitary Service –***

The site is proposing to tap the sanitary sewer on Croy Drive to extend the service to the building.

#### ***Stormwater Management –***

The site will be incorporating more pervious areas throughout the site as well as a detention pond located on the west side of the site. The detention shape and outline of the detention pond does not line up very well with the Cane's site, since both sites are right next to each other the detention pond and landscaping areas should match up.

#### ***MS4 Requirements –***

The disturbed area is more than 1 acre so the applicant does need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the applicant has submitted an Erosion and Sediment Control Plan.

#### ***Recommendations:***

Approval of the Site-

- Site to continue to work with the City on the Right In/ Right Out driveway



- Ensure that the site landscaping, curbing, detention pond, etc. coincides with the site to the west.

The following permits may be required prior to construction:

- Sidewalk Permit x1
- Drive Permit x2
- Water Service x1
  - 2-inch Domestic
- Sanitary Tap x1

### **FIRE PREVENTION**

- Overall concerns with traffic patterns with regards to emergency vehicles access to the site and streets around it.

### **RECOMMENDATION**






Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-10-2023 filed by Get Go Operating LLC/Giant Eagle Inc for a new GetGo gas station on what is currently Lot 5 of the Findlay Village Mall subject to the following conditions:**

- **Shift the parking lot to be 10 feet from the front property line**
- **Work with the City on the right-in/right out onto Tiffin Avenue**
- **Upgrade the dumpster enclosure fencing to vinyl only**
- **Ensure that the site landscaping, curbing, detention pond, etc. coincides with the site to the west.**

# SP-10-2023

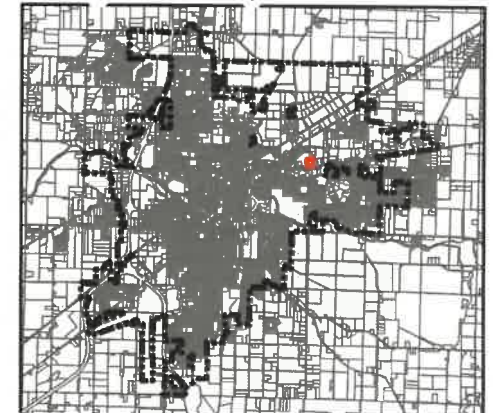
APPLICATION FOR  
SITE PLAN REVIEW  
filed by Get Go Operating LLC/  
Giant Eagle Inc for a new  
GetGo gas station on what is  
currently Lot 5 of the  
Findlay Village Mall.

## Legend

-  LeaseParcel1
-  LeaseParcel2
-  Lot 5 Outline
-  Parcels
-  Road Centerline



Findlay Locator Map







NO  
PARKING  
ANY  
TIME

R.P.



**4. APPLICATION FOR SITE PLAN REVIEW #SP-11-2023 filed by Olio Development for a new Raising Cane's drive-thru restaurant on what is currently Lot 5 of the Findlay Village Mall.**

**CPC STAFF**

**General Information**

This request is located in the Findlay Village Mall Subdivision on Tiffin Avenue next to the intersection with Cory Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north, it is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The site is currently parking for RP Home & Harvest of Findlay.

**Staff Analysis**

Olio Development is proposing a 2,791 sf Raising Cane's Drive-thru restaurant on this proposed parcel. The site would remove part of a landscaping island that current stretches onto the southwest corner of the site. The restaurant would feature a double drive-thru lane that would wrap around from the north side along the west side of the building. There are 35 proposed parking spaces for the restaurant.

As with the GetGo development, this site also had an issue meeting the 10-foot setback along Tiffin Avenue. They proposed to utilize the existing parking spots that are along Tiffin Avenue. Staff believes that the site could shift north to accommodate the setback.

Landscaping was an area that had some missing items as well. For perimeter parking landscaping, they provided zero shrubs along Tiffin Avenue due to the parking setback. On the north side, they were unable to accommodate two trees as they were trying to avoid a utility line on the north side. Again, staff would like to see the lot shift to accommodate the setback, which would allow them to install the shrubs as required.

Staff has concerns about the amount of traffic that will be generated as a result of this restaurant. We would recommend the operators work with the Findlay Police Department to have a plan in place for the Grand Opening and next few weeks, to alleviate some of the congestion that could potentially arise.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2023 filed by Olio Development for a new Raising Cane's drive-thru restaurant on what is currently Lot 5 of the Findlay Village Mall subject to the following condition:**

- **Shift the parking lot to be 10 feet from the front property line**
- **Add the 37 shrubs and 2 trees to meet the perimeter parking standard**
- **Work with Findlay Police Department to have a traffic plan for the grand opening**

## **ENGINEERING**

### ***Access –***

The site will be accessed by a couple of different points, one off the existing drive off Tiffin Avenue, GetGo connection and the parking lot of the mall. The site has quite a bit of vehicle stacking but there is still a concern that the drive thru lane will stack into the drive lanes.

For the north entrance, we would potentially like to see that as an exit only, due to the proximity of the drive-thru stacking.

### ***Water Service –***

The plans are proposing two separate water taps for the site, one will be a 2-inch domestic and the second line will be a 6-inch fire line. With all of the landscaping that is on site will an irrigation line be needed? If an irrigation line is needed that will be a separate tap as well and will need backflow prevention per the City's Water Regulations.

### ***Sanitary Service –***

The proposed site will be tapping the sanitary line that is located on the north side of Tiffin Avenue and we be used as the main service for the site.

### ***Stormwater Management –***

The site will be incorporating more pervious areas throughout the site.

### ***MS4 Requirements –***

The disturbed area is more than 1 acre so the applicant does need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the applicant has submitted an Erosion and Sediment Control Plan.

### ***Recommendations:***

#### **Approval of the Site**

- Ensure that the site landscaping, curbing, etc. coincides with the site to the east.

The following permits may be required prior to construction:

Sidewalk Permit x1

Water Service x2 (Maybe 3)

2" Domestic

6" Fire

Irrigation Tap?

Sanitary Tap x1

## **FIRE PREVENTION**

- Overall concerns with traffic patterns with regards to emergency vehicles access to the site and streets around it.

### **RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2023 filed by Olio Development for a new Raising Cane's drive-thru restaurant on what is currently Lot 5 of the Findlay Village Mall subject to the following condition:

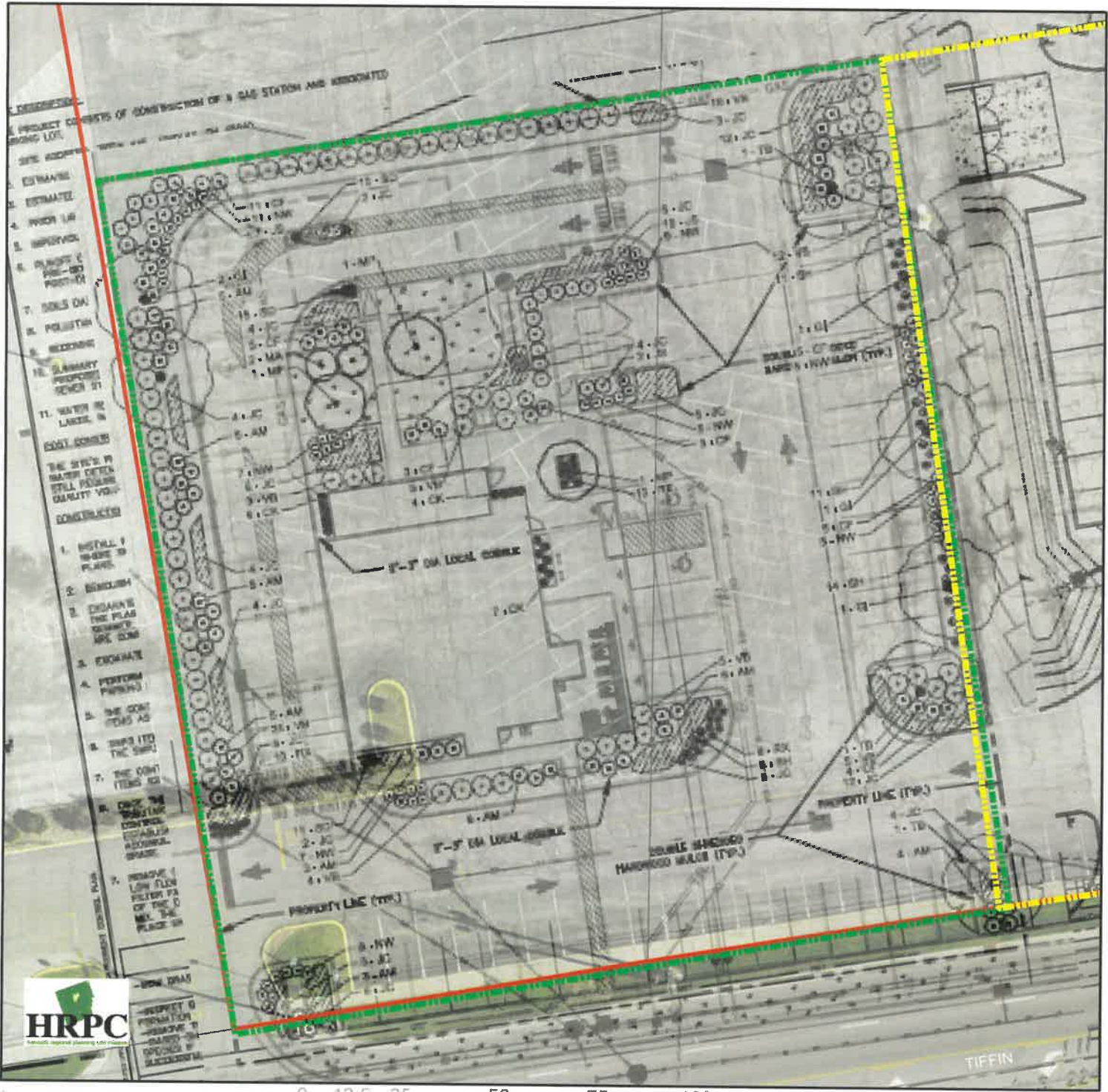
- Shift the parking lot to be 10 feet from the front property line
- Add the 37 shrubs and 2 trees to meet the perimeter parking standard
- Work with Findlay Police Department to have a traffic plan for the grand opening
- Ensure that the site landscaping, curbing, etc. coincides with the site to the east.

# SP-11-2023

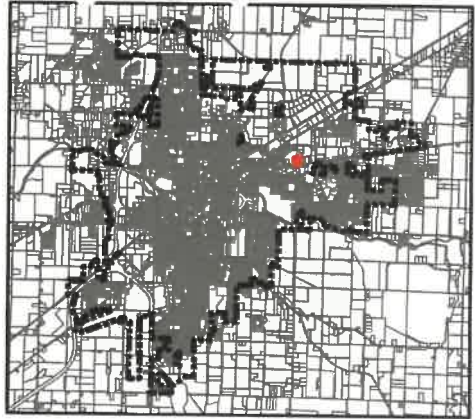
APPLICATION FOR  
SITE PLAN REVIEW  
filed by Olio Development  
for a new Raising Cane's  
drive-thru restaurant on  
what is currently Lot 5  
of the Findlay Village Mall.

## Legend

-  LeaseParcel1
-  LeaseParcel2
-  Lot 5 Outline
-  Parcels
-  Road Centerline



Findlay Locator Map





**5. APPLICATION FOR ZONING AMENDMENT #ZA-02-2023; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.**

Please visit the City of Findlay Webpage to see a redline version of the code. Its it located on the zoning page, on the left hand side.

**SUMMARY of PROPOSED ZONING CODE CHANGES *April 2023***

- **Pg. 33, Roberts Rules of Order**
  - o Remove reference to this in the code. Attorney suggested that it is a liability that we make a small misstep that could cost the city in court.
  - o Recommends having it in a Policy Document for Planning Commission
- **Pg. 34,35 Order of Business, Burden of Proof, PC Actions**
  - o Remove the Order of Business section, is a liability, recommends it be in a policy booklet.
  - o Remove Burden of Proof as that is inherent in the ORC.
  - o Remove PC Actions, refer to the ORC, the ORC may change over time, more effective to stay up to date.
- **Pg. 43 Granting of Variance**
  - o Added the 7 basic criteria for a variance as set by the Ohio Supreme Court.
- **Pg. 45, 46 Establishment of districts.**
  - o Added A-1, I-3, PUD Removed PMUD, PRD
- **Pg. 49,50 A-1 Agriculture**
  - o Proposal to add an A-1 Agriculture zoning district. If the City were to annex agricultural land this classification will reassure property owners that they may continue to use the property as agricultural. It will also be an ideal place holder zoning classification while land is waiting for long term development.
- **Pg. 51,52,55,57,59,61,65,67,70,74,104 Borrow Pits**
  - o Remove borrow pits from all zoning classifications.
- **Pg. 70 C-1 Commercial Uses**
  - o Removed uses that are considered too intense for the C-1 district.
- **Pg. 73 Electric Charging Stations**
  - o Added charging stations to the C-2 district as a conditional use.
- **Pg. 74 C-3 Downtown Commercial**
  - o Removed shopping malls from permitted uses.
- **Pg. 103 I-1 Light Industrial**
  - o Removed a reference to the NAICS Code in the intent of the district.

- **Pg. 107,108 I-3 Large Scale Development**

- o Proposal to add an I-1 Large Scale Industrial zoning district. The purpose of this district is to allow for alternative energy sources such as wind turbines. Alternative energy generation is to serve a specific building or use, not intended for general electrical grid usage. Not intended to permit large scale solar or wind farms that generate electricity for the grid.

- **Pg. 110 to 119 PUD – Traditional**

- o Each PUD is considered a separate and unique zoning district.
    - Plan and zoning text depicting the specific development standards is adopted simultaneously with the amendment to the zoning map.
    - PC – P&Z – City Council

- o Final Development Plan = Site Plan □ PC Only

- o Provide flexibility that standard zoning districts do not allow.
      - o Allow for a mix of land uses otherwise not permitted within standard zoning.
      - o Combine the process of rezoning and plan review.
      - o Allows negotiation between the City and Developer. City can require or negotiate the terms of the rezoning as part of the PUD process.
      - o This ordinance can be used for any combination of uses. Residential/Commercial, Commercial/Industrial, Multi-Family/Commercial/Industrial etc.

- **Pg. 120 to 132 Removal of PRD and PMUD**

- o These variations of a PUD were adopted in 2011. To date no property owner has pursued these zoning classifications. Upon review, staff determined that it would be beneficial to replace these with a traditional PUD.

- **Pg. 144 to 148 Alternative Energy**

- o Reworked wind turbine ordinance and solar power ordinance.
    - The rewrite would allow wind turbines as a permitted use in the I-3 district. The combination would permit wind turbines that service single users while not allowing wind farms.
  - o Created a new chapter, 1156 for these two items, moved from the development standards section.

- **Pg. 151 Accessory Uses in Residential**

- o Added a requirement for accessory structures that are used for storing or parking vehicles. The access to the building must be paved from property line to structure.

- **Pg. 170 Outdoor Storage in Commercial and Industrial**

- o Outdoor storage is a conditional use. Statement made for clarification because of changes to the conditional use section.

- **Pg. 171 Parking Standards – Off Alley Access**
  - o Requires drives and parking areas used to access accessory buildings or detached garages to have paved access from the alley. Applicable in all zoning districts.
  
- **Pg. 173 Parking in R-1 to R4 Districts**
  - o Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.
  
- **Pg. 174 Parking M-1 and M-2**
  - o Clarifies the setback of parking lots.
  - o Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.
  
- **Pg. 176 Utility Trailers in Office, Commercial, and Industrial**
  - o Requires utility trailer to be parked or stored more than 30' from the right-of-way, or within ten feet of the primary building.
  - o Must be parked on a hard surface and registered to that address.
  - o Purpose is to reduce the use of trailers used as signage, these trailers are often used as a way to circumvent the signage rules.
  
- **Pg. 178 to 194 Sign Code Update**
  - o Removed a repetitive corner vision clearance statement. (178)
  - o Removed previously included wall sign standard. Keeping the code the same. (178)
  - o Removed pylon signs as a sign option, all future signage is required to be ground signage with a maximum height of 8 ft. (183)
    - This is done for aesthetic reasons.
  
  - o C-3 Wall Signs (183)
    - Added wall sign size restrictions for the C-3 Downtown zoning district. These size restrictions fall in line with the downtown design review district.
    - Wall sign size is based upon the frontage of the building.
  
  - o Electronic Message Boards (185)
    - Limits electronic signage to 25% of the total constructed sign.
    - Done for aesthetic purposes.
  
  - o Temporary Banners (189)
    - Restricts use of banners to 30 day period, not more than 3 permits per year.
    - Done for aesthetic purposes, Banners are sometimes used as in place of a permanent sign.
  
  - o Billboards (189-191)

- Added language to limit the construction of new billboards and the conversion of traditional billboards to electronic billboards.
- The key change is the required distance between billboards which was increased to 2,500 feet.

o Nonconforming Signs

- Created criteria for when a sign loses its nonconforming designation.
- Purpose is to slowly reduce the number of pylon signs within the city.
- After December 31, 2033, the replacement of the sign face or any other change constitutes a loss of the nonconforming status and must be brought into code compliance.

• **Pg. 199 to 204 Alternative Energy**

- o Deleted this section. Now located at 1156

• **Pg. 205 to 207 Conditional Uses**

- o Not redlined. Deleted all the conditional use standards that the code use to outline for certain uses. The listing of specific criteria was sometimes in conflict with Planning Commission decisions, where outdated, or were not pertinent to a use at a specific site.
- o Conditional uses shall be reviewed based upon the 7 criteria set forth by the Ohio Supreme Court.

• **Pg. 215,216 Swimming Pool Fence**

- o Increased required fence size from 42 to 48 inches, to be in line with industry standards.
- o Allows pools with complying safety covers to forgo fencing.

• **Pg. 229 Good Standing Clause**

- o More clearly states that the good standing clause pertains to a single parcel, not to any parcel with the same owner.
- o Outlines the appeal process.

• **Pg. 238 – 265 Definitions Added**

- o 238, Agriculture, Agriculture Activity or Farm
- o 240, Blade Length, Blade Radius (WECS)
- o 262, Solar Energy System, Accessory, Principal, Large, Medium
- o 264, Total System Height
- o 265, Wind Energy Conversion System (WECS)



CHRISTINA M. MURYN, MAYOR

**ENGINEERING  
DEPARTMENT**

JEREMY D. KALB, PE  
City Engineer

Honorable City Council  
Findlay, OH 45840

May 10, 2023

RE: ODOT Aviation Grant, PAPIs and REILs Replacement

Dear Council Members:

The City of Findlay will be submitting for a grant opportunity through the Ohio Department of Transportation (ODOT) Aviation Division to fund the replacement of the PAPIs and REILs at the Findlay Airport. Through the grant, ODOT Aviation will be covering 95% of the project, up to \$490,400, and the City will be responsible for \$24,520 to cover the 5% local matching funds.

This project will be for the design and replacement of the Navigational Aids at the Findlay Airport. The navigational aids being replaced are the Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL).

By copy of this letter, the Law Director is requested to prepare the necessary legislation to allow the Mayor, Service Safety Director, and/or City Engineer to apply for grant funding from ODOT Aviation and to enter into a grant agreement with ODOT Aviation.

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

Sincerely,

Jeremy Kalb  
City Engineer

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

Honorable City Council  
Findlay, OH 45840

May 10, 2023

RE: WPC Clarifier Rehab & Oxidation Ditch Repairs, Project No. 35601300

Dear Council Members,

On February 17<sup>th</sup>, 2022 the City of Findlay accepted Request for Qualifications (RFQ) from Design/ Build Contractors to assist in the development and implementation of repairs that were needed on three of the clarifiers and concrete joint repairs on the oxidation ditches at Water Pollution Control. From the RFQ process Mosser Construction was selected to conduct the design and construction of the repairs needed at WPC.

Mosser has completed the rehabilitation work on the three clarifiers and is ready to start the repairs on the oxidation ditches. In the upcoming months, WPC should be experiencing lower flows to the plant, so the warmer months is a prime timeframe to perform the work on the oxidation ditches. Through the design process Mosser and their Engineering Consultant have developed plans to repair all of the deficient concrete joints on all four ditches.

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

FROM: Sewer Fund	\$ 400,000
TO: WPC Clarifier Rehab & Oxidation Ditch Repairs, Project No. 35601300	\$ 400,000

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

Sincerely,



Jeremy Kalb  
City Engineer

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



# TRAFFIC COMMISSION

City of Findlay

April 17, 2023

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## MINUTES

### **ATTENDANCE:**

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

STAFF PRESENT: Dave Honse, Public Works Superintendent; Don Rasmussen, Law Director; Kathy Launder, City Clerk.

GUESTS PRESENT: James Gould

### **NEW BUSINESS**

1. Request of James Gould for a "no parking here to corner" on Putnam Street eastbound near the intersection of Western Avenue.

Mr. Gould owns property at 721, 729, and 837 Putnam Street. He stated that since the apartments were built, there has been an uptick in parking on the south side of Putnam Street in the first block west of Western Avenue. In particular, there is an individual who parks their truck and trailer close to that intersection which makes it difficult for motorists, especially those hauling a trailer to pull up to the stop sign without being left of center.

Regulations state that motorists are to park no closer than 30 feet from a stop sign. Honse reported that the aforementioned truck and trailer is currently parked 32 feet from the stop sign. Director Martin stated that the apartments are required to have two parking spaces on site for each apartment. Engineer Kalb asked if we should get feedback from the homeowners at 703 and 709 Putnam Street before a decision is made. Captain Mathias stated that he will have the parking enforcement officer monitor the area in his daily rounds.

Motion to table request, have parking enforcement officer monitor the situation, and get feedback from homeowners of 703 and 709 Putnam Street before bringing back to Traffic Commission for consideration, by Engineer Kalb, second by Chief Eberle. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on May 15, 2023, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,

  
Kathy K. Launder  
City Clerk





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

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

May 10, 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:

Airport Advisory Board

*Does Not Require Council Confirmation*

Term will expire on December 31, 2025

Jeff Koehler

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

Sincerely,

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

Christina M. Muryn  
Mayor



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

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

May 10, 2023

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

This letter will serve as my request for your confirmation of the following individuals to the respective Boards or Commissions:

Hancock Regional Planning Commission

*Requires Council Confirmation*

Term will expire on December 31, 2024

Jody O'Brien

Judy Scrimshaw

Christie Ranzau

Matthew Leddy

I trust that you will concur with my choices and confirm my appointments. Thank you for your consideration.

Sincerely,

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

Christina M. Muryn

Mayor



## 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

Thursday, May 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 April 30<sup>th</sup>, 2023  
Financial Snapshot for General Fund as of April 30<sup>th</sup>, 2023  
Open Projects Report as of April 30<sup>th</sup>, 2023  
Cash & Investments as of April 30<sup>th</sup>, 2023

Respectfully Submitted,

Jim Staschiak II  
City Auditor

**CITY OF FINDLAY**  
**SUMMARY OF YEAR-TO-DATE INFORMATION AS OF APRIL 30, 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	68,148	28.7%	2,500	250	10.0%
MAYOR'S OFFICE	345,019	98,450	28.5%	2,900	1,410	48.6%
AUDITOR'S OFFICE	933,039	266,210	28.5%	450,197	121	0.0%
TREASURER'S OFFICE	31,344	4,151	13.2%	-	-	0.0%
LAW DIRECTOR	830,239	272,121	32.8%	152,560	32,285	21.2%
MUNICIPAL COURT	2,803,489	747,243	26.7%	1,307,275	586,686	44.9%
CIVIL SERVICE OFFICE	123,751	19,473	15.7%	-	-	100.0%
PLANNING & ZONING	156,883	69,326	44.2%	-	-	0.0%
COMPUTER SERVICES	661,455	225,512	34.1%	661,445	832	0.1%
GENERAL EXPENSE	3,865,001	975,153	25.2%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	26,872,812	10,314,528	38.4%
POLICE DEPARTMENT	9,827,730	2,692,160	27.4%	458,205	92,292	20.1%
DISASTER SERVICES	66,801	47,164	70.6%	-	-	0.0%
FIRE DEPARTMENT	8,906,065	2,701,581	30.3%	317,530	50,545	15.9%
DISPATCH CENTER	1,293,965	422,297	32.6%	-	-	0.0%
HUMAN RESOURCES	184,408	44,542	24.2%	-	651	0.0%
SERVICE DIRECTOR	325,499	66,728	20.5%	-	-	0.0%
ENGINEERING OFFICE	913,616	257,403	28.2%	122,000	32,859	26.9%
PUBLIC BUILDING	737,354	94,572	12.8%	-	66	0.0%
ZONING	414,729	103,992	25.1%	87,350	48,429	55.4%
PARK MAINTENANCE	1,304,064	327,813	25.1%	108,735	88,430	81.3%
RESERVOIR RECREATION	14,688	1,898	12.9%	-	-	0.0%
RECREATION MAINTENANCE	1,560	71	4.5%	-	-	0.0%
RECREATION FUNCTIONS	1,130,396	289,865	25.6%	836,902	276,187	33.0%
CEMETERY DEPARTMENT	660,283	145,895	22.1%	178,300	86,184	48.3%
<b>TOTAL GENERAL FUND</b>	<b>35,769,089</b>	<b>9,941,769</b>	<b>27.8%</b>	<b>31,558,711</b>	<b>11,611,753</b>	<b>36.8%</b>

CONTINUED ON REVERSE

	<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>
SCM&R STREETS	4,171,715	990,671	23.7%	3,366,798	930,007	27.6%
TRAFFIC-SIGNALS	618,354	141,561	22.9%	90,000	106,848	118.7%
<b>TOTAL SCM&amp;R FUND</b>	<b>4,790,069</b>	<b>1,132,232</b>	<b>23.6%</b>	<b>3,456,798</b>	<b>1,036,855</b>	<b>30.0%</b>
SCM&R HIWAYS	195,995	79,069	40.3%	205,100	63,842	31.1%
<b>TOTAL SCM&amp;R HIWAYS FUND</b>	<b>195,995</b>	<b>79,069</b>	<b>40.3%</b>	<b>205,100</b>	<b>63,842</b>	<b>31.1%</b>
AIRPORT OPERATIONS	1,443,402	356,857	24.7%	1,131,051	254,918	22.5%
<b>TOTAL AIRPORT FUND</b>	<b>1,443,402</b>	<b>356,857</b>	<b>24.7%</b>	<b>1,131,051</b>	<b>254,918</b>	<b>22.5%</b>
WATER TREATMENT	4,271,435	888,011	20.8%	46,300	33,331	72.0%
WATER DISTRIBUTION	3,026,687	764,841	25.3%	98,200	42,197	43.0%
UTILITY BILLING	2,228,065	625,884	28.1%	8,669,008	2,571,063	29.7%
SUPPLY RESERVOIR	1,277,162	140,528	11.0%	19,879	2,672	13.4%
<b>TOTAL WATER FUND</b>	<b>10,803,349</b>	<b>2,419,264</b>	<b>22.4%</b>	<b>8,833,387</b>	<b>2,649,264</b>	<b>30.0%</b>
SANITARY SEWER MAINT	1,385,997	329,294	23.8%	1,000	1,532	153.2%
STORMWATER MAINT	322,133	66,191	20.5%	790,500	263,539	33.3%
WATER POLLUTION CONTROL	4,656,207	975,697	21.0%	9,137,700	3,153,451	34.5%
<b>TOTAL SEWER FUND</b>	<b>6,364,337</b>	<b>1,371,181</b>	<b>21.5%</b>	<b>9,929,200</b>	<b>3,418,522</b>	<b>34.4%</b>
PARKING	109,946	36,460	33.2%	95,785	37,347	39.0%
<b>TOTAL PARKING FUND</b>	<b>109,946</b>	<b>36,460</b>	<b>33.2%</b>	<b>95,785</b>	<b>37,347</b>	<b>39.0%</b>
SWIMMING POOL	138,750	16,701	12.0%	109,003	3	0.0%
<b>TOTAL SWIMMING POOL FUND</b>	<b>138,750</b>	<b>16,701</b>	<b>12.0%</b>	<b>109,003</b>	<b>3</b>	<b>0.0%</b>
CIT ADMINISTRATION	25,826,642	7,841,077	30.4%	28,229,300	14,735,662	52.2%
<b>TOTAL CIT FUND</b>	<b>25,826,642</b>	<b>7,841,077</b>	<b>30.4%</b>	<b>28,229,300</b>	<b>14,735,662</b>	<b>52.2%</b>

# SNAPSHOT Revenues/Expenditures & Key Balances Snapshot PROJECTED:

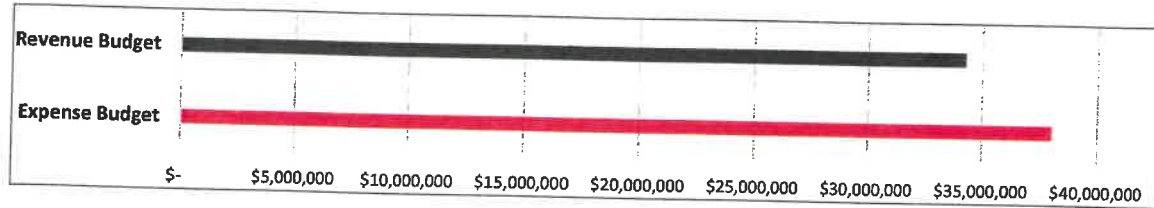
4/30/2023

## GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated		\$	27,141,763
Revenue and Receipts Projection General Fund	\$	34,282,602	
Expenses Appropriated General Fund (assumes \$0.00 returned by departments)	\$	<b>38,027,920</b>	

**BUDGETED OPERATIONAL SURPLUS/(DEFICIT)** **(3,745,319)**

**BUDGETED UNENCUMBERED YEAR END GENERAL FUND BALANCE** **\$ 23,396,444**



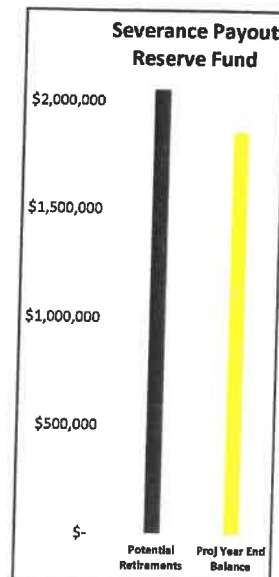
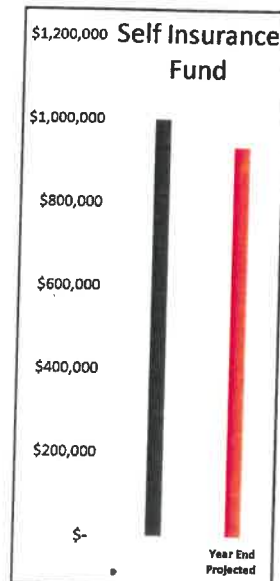
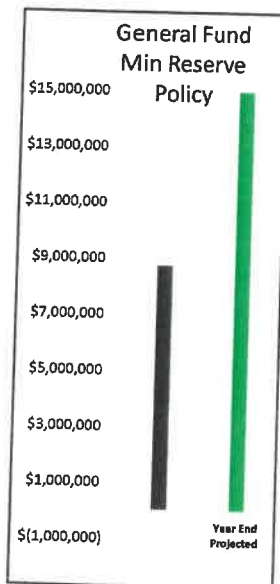
## MONITORING INTANGIBLE / ANTICIPATED ITEMS

POSSIBLE                      LIKELY

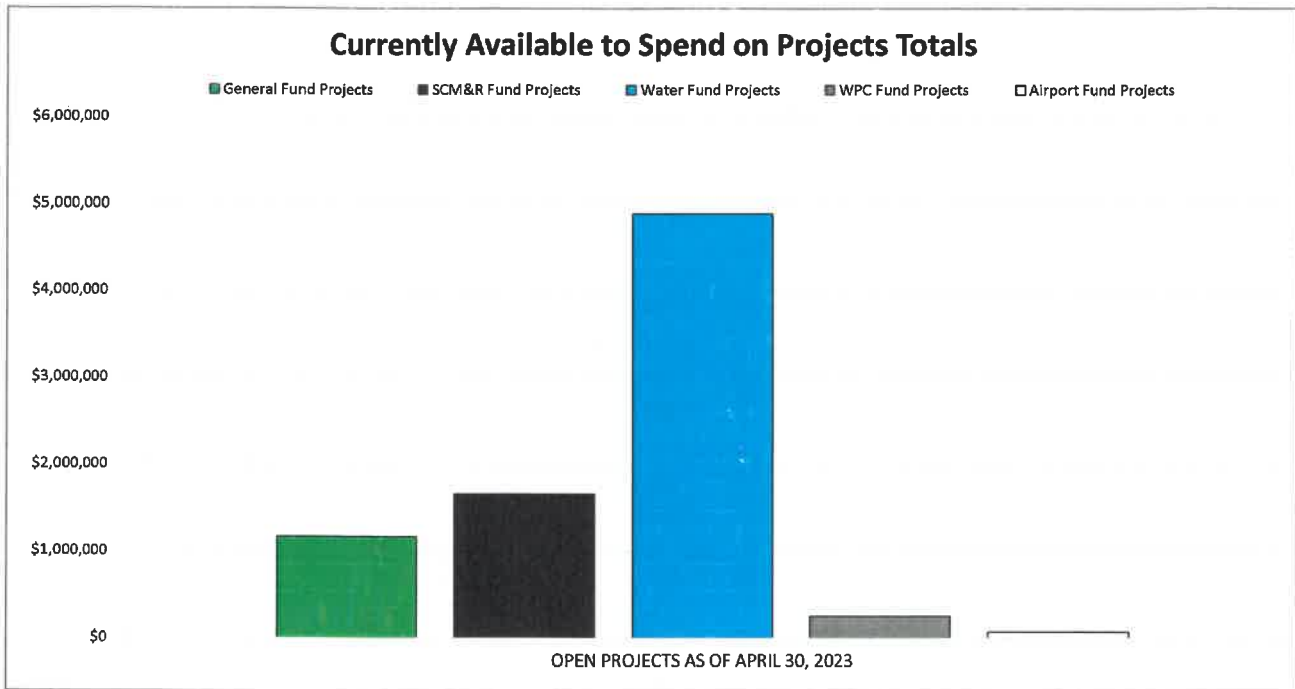
- Revenue Differential + / (-)
- Expense Differential + / (-)
- 2020 Proposed Capital Improvements Plan General Fund Dollars
- Fund Subsidies + / (-)

## FINANCIAL POLICY AMOUNTS

			Year End Projected	Over/(Short)
Minimum Reserve Balance General Fund	\$	8,747,726	\$ 23,396,444	\$14,648,718
General Fund Rainy Day Reserve Account #10000000-818002	\$	1,500,000	\$ 1,500,000	\$0
Self Insurance Fund (\$1MM reserve)	\$	1,000,000	\$ 935,659	(\$64,341)
Severance Payout Reserve Fund & Potential Retirements through 2022	\$	2,055,602	\$ 1,865,145	(\$190,457)



**CITY OF FINDLAY  
OPEN PROJECTS AS OF APRIL 30, 2023**



<u>PROJECT NUMBER</u>	<u>PROJECT NAME</u>	<u>TOTAL APPROPRIATED INCEPTION TO DATE</u>	<u>TOTAL EXPENSED INCEPTION TO DATE</u>	<u>TOTAL PENDING PURCHASE ORDERS</u>	<u>CURRENTLY AVAILABLE TO SPEND</u>
31912000	PARKER TRAINING/RESTROOM REMODEL	72,559	42,193	29,595	771
31912500	TRAFFIC/FABRICATION SHOP	97,750	88,144	6,350	3,256
31912800	TYLER EXECUTIME IMPLEMENTATION	150,000	95,071	54,929	-
31913400	21 UPGRADE SHELTER 15	155,000	66,519	23,430	65,051
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	59,030	9,926	23,044
31920900	MUNI BLDG ELEVATOR REPLACEMENT	297,000	5,432	500	291,068
31921900	SECURITY CAMERAS	91,130	86,945	2,596	1,589
31922200	2022 GIS FUNCTIONALITY GROWTH	80,000	24,161	28,796	27,042
31922400	MUNI BLDG BATHROOM UPGRADES	50,000	15,802	27,798	6,400
31923000	CUBE BLDG GENERATOR	165,000	-	-	165,000
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	40,309	22,191	-
31924700	CASC	58,000	41,300	16,700	-
31924800	MLK MURAL	15,000	-	-	15,000
31925000	CITY ADA TRANSITION PLAN	300,000	-	-	300,000
31925100	CITY RESTROOM ACCESSIBILITY	45,000	-	-	45,000
31925400	TECHNOLOGY IMPROVMENTS	70,000	24,956	-	45,044
31925500	CIT SOFTWARE	190,000	-	170,415	19,585

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	167,116	-	-	167,116
31930900	ARPA POLICE VEHICLES 2023	284,700	72,000	29,763	182,937
31931100	3RD FLOOR CONF ROOM REMODEL	38,000	1,904	35,846	250
31931200	EMORY FT FINDLAY PLAY UPGRADE	70,000	-	69,260	740
31931300	2023 ENGINEERING REMODEL	68,000	135	67,160	705
31931400	RIVERSIDE PARK/POOL CONCRETE	60,000	-	-	60,000
31931800	RESERVOIR DOCKS	70,000	-	-	70,000
31931900	GREENWAY TRL P3 PID117097	165,000	-	165,000	-
31932000	TEMPORARY SALT STRUCTURE	90,000	-	-	90,000
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	98,159	455	1,386
31993800	RVR GREENTRAIL TO RIVERBEND	3,224,509	560,215	2,561,629	102,665
31994900	FIRE STRICT FACILITY	2,425,500	649,215	1,695,901	80,384
<b>GENERAL FUND PROJECTS</b>		<b>11,424,617</b>	<b>3,603,929</b>	<b>5,181,365</b>	<b>2,639,323</b>
32542300	OIL DITCH CLEANING	170,000	-	-	170,000
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	59,634	51,699	23,667
32822000	ODOT FY23 RESURF PID1087776	903,320	1,195	730,419	171,706
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	22,875	66,680	180,445
32830400	23 ANNUAL RESURFACING/CURB	967,000	182,912	671,828	112,260
32831000	2023 CITY SIDEWALKS/RAMS	50,000	-	50,000	-
32852700	W SANDUSKY/WESTERN AVENUE	190,000	109,883	2,098	78,019
32864600	CR212/CR236 WIDENING	240,000	202,634	37,382	(15)
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>7,267,820</b>	<b>3,692,242</b>	<b>1,918,002</b>	<b>1,657,576</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	2,265	4,046
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>515,543</b>	<b>75,858</b>



PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
35512100	WASHINGTON AVE STORM UPGRADE	40,000	18,227	9,400	12,373
35521700	W LINCOLN STORM SWR	220,000	87,673	119,213	13,114
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	483,605	86,800	54,595
35622800	CLARIFIERS WEIR BRUSH REPLACE	100,000	49,200	37,900	12,900
35626200	CSO LTC PLAN AMENDMENT 22	390,000	33,950	321,050	35,000
35630100	WPC AUTOMATIC TRANSFER SWITCH	300,000	1,110	254,000	44,890
35630500	2023 MANHOLE ADJUST PROGRAM	70,000	-	10,000	60,000
35691900	WEST MAIN CROSS SAN SEWER	20,000	18,891	1,109	-
<b>SEWER FUND PROJECTS</b>		<b>2,485,845</b>	<b>1,323,077</b>	<b>908,768</b>	<b>254,000</b>
35710100	RECTOR AVE WATERLINE REPLACE	444,147	8,091	381,410	54,646
35720200	HARRISON ST WL REPLACEMENT	5,000	787	-	4,213
35722700	RESERVOIR PAINT/REPAIR	30,000	-	-	30,000
35723800	SMALL WATERLINE UPGRADES	5,000	291	500	4,209
35725300	WTP GENERATOR	1,685,000	-	-	1,685,000
35730800	LAUREL LAKE W/L REPLACEMENT	5,000	-	500	4,500
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	94,512	43,535	1,819,833
35783300	WATER METER SYSTEM REPLACE	2,092,622	1,267,622	-	825,000
35790800	WTP CO2 TANKS REPLACEMENT	450,000	43,620	6,324	400,056
<b>WATER FUND PROJECTS</b>		<b>7,410,250</b>	<b>2,027,427</b>	<b>494,419</b>	<b>4,888,404</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 APRIL 30, 2023

<u>AMOUNT</u>	<u>DESCRIPTION AND COUPON RATE</u>	<u>BANK/FIRM</u>
\$ 899,000.00	STAR OHIO @ 5.040%	
133,904.26	STAR OHIO @ 5.040%	
42,003,500.00	STAR OHIO @ 5.040%	
1,644,901.75	STAR OHIO @ 5.040%	
34,505,000.00	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/>		
\$93,169,673.48	INVESTMENT TOTAL	
3,853,965.78	5/3 BANK ACCOUNT BALANCE	
69.06	ACCRUED INVESTMENT INTEREST	
<hr/>		
<b><u>\$97,023,708.32</u></b>	<b>TOTAL CASH &amp; INVESTMENTS</b>	

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

GENERAL	\$ 23,396,444
SCM&R	1,361,168
SCM&R HIWAY	371,441
SEVERANCE PAYOUT RESERVE	2,115,145
AIRPORT	215,124
WATER	5,931,253
SEWER	13,169,493
STORMWATER	3,254,421
PARKING	50,797
CIT ADMINISTRATION	200,000
CIT CAPITAL IMPROVEMENT	6,662,911

CITY OF FINDLAY  
**BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF APRIL 30, 2023**

\$31,409,647.49	General Fund
1,500,000.00	General Fund Restricted Rainy Day
4,754,699.59	General Fund Projects
1,724,594.71	SCM&R Fund
1,910,443.03	SCM&R Fund Projects
-	County Permissive License Fund
347,026.72	State Highway Fund
934.39	Law Enforcement Trust Fund
3,445.93	Drug Law Enforcement Trust Fund
352,601.10	ID Alcohol Treatment Fund
34,841.54	Opioid Abatement Fund
73,780.96	Enforcement & Education Fund
911,374.24	Court Special Projects Fund
163,300.53	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
169,573.65	Alcohol Monitoring Fund
182,090.82	Mediation Fund
120,411.40	Electronic Imaging Fund
20,779.63	Legal Research Fund
2,000,183.58	Severance Payout Fund
1,225,902.31	ARPA Fund
550,128.05	Debt Service Fund
31,340.69	CR 236 TIF Fund
1,005,738.75	Municipal Court Improvement Fund
466,786.30	Airport Fund
332,653.74	Airport Fund Projects
8,963,301.20	Water Fund
933,305.97	Water Fund Restricted
3,364,322.42	Water Fund Projects
12,168,769.35	Sewer Fund
6,150,154.60	Sewer Fund Restricted
1,028,927.85	Sewer Fund Projects
67,634.96	Parking Fund
-	Parking Fund Projects
20,807.62	Swimming Pool Fund
33,209.85	Internal Service Central Stores Fund
246,361.78	Internal Service Workers Comp Fund
1,010,434.20	Internal Service Self Insurance Fund
8,803,151.12	CIT Fund
1,978,335.67	CIT Fund- Restricted Capital Improvements
192,750.45	Police Pension Fund
192,750.45	Fire Pension Fund
69,015.04	Unclaimed Monies Fund
571,081.27	Tax Collection Agency Fund
1,672,922.06	Cemetery Trust Fund
167,535.81	Private Trust Fund
92,794.84	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>\$97,023,708.32</u></b>	<b>TOTAL CASH &amp; INVESTMENTS</b>



OFFICE OF  
THE MAYOR  
CHRISTINA M. MURYN

Rob Martin BSN, MBA  
Service-Safety Director

May 11, 2023

RE: Key Performance Indicators

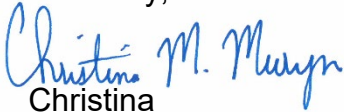
Dear Honorable Council Members:

This letter is to inform you that the City of Findlay Key Performance Indicators, end of year 2022 and year to date 2023, are now available at <https://www.findlayohio.com/government/transparency-performance>. Included with this letter is the KPI Dashboard which shows a few key metrics.

These KPIs are a critical tool we use to measure our service delivery and operational effectiveness. They allow us to see our progress towards goals we set for continuous improvement. We are proud of the work that the City of Findlay team is doing to ensure that we are hitting our targets.

For additional detail, please visit the website. As always, if you have any questions please do not hesitate to reach out.

Sincerely,

  
Christina

# KPI Dashboard (click on a KPI for more detail)

See more KPIs at each department section

## SAFETY

Police
violent crimes
<b>36</b>
average incidents per month through Q1 2023
below 3 year average*

Police
non-violent crimes
<b>87</b>
average incidents per month through Q1 2023
below 3 year average*

Police
average response time
<b>5:05</b>
minutes in 2023 YTD
quicker than target

Fire
average response time
<b>4:03</b>
minutes in 2023 YTD
quicker than target

\*Overtime incurred is higher than the 3 year average due to staffing needs in the Fire and Police Departments. The City is actively recruiting and hiring.

## SERVICES

Water
safe drinking water
<b>100%</b>
days in compliance
meets target

Sewer
regulatory compliance
<b>100%</b>
days in compliance
meets target

Public Works
pothole repairs
<b>1 days</b>
average time to complete
quicker than target

Airport
hangar capacity
<b>99%</b>
capacity filled
better than target

Engineering
lane miles paved
<b>N/A</b>
miles paved in 2023
paving to begin in May 2023

## PARKS & RECREATION

The Cube
ice usage
<b>75.6%</b>
average capacity Utilized YTD
better than target

The Cube
public skate
<b>185</b>
participants per session YTD
better than target

Marathon Diamonds
field usage
<b>55%</b>
average capacity utilized YTD
better than target

## FINANCIAL

City
ratio of actual to budget
<b>0.91</b>
ratio for Q1 2023
better than target

City
overtime
<b>\$204K</b>
incurred in Q1 2023
above 3 year average*

# KPI Dashboard (click on a KPI for more detail)

See more KPIs at each department section

## SAFETY

Police
violent crimes
<b>51</b>
average incidents per month through Q4 2022
above 3 year average*

Police
non-violent crimes
<b>108</b>
average incidents per month through Q4 2022
above 3 year average*

Police
average response time
<b>5:07</b>
minutes in 2022
quicker than target

Fire
average response time
<b>3:57</b>
minutes in 2022
quicker than target

\*Crime Incidents are running higher than the 3 year average. They appear higher due to the decrease experienced during the pandemic in 2020, as well as the transition to a new, more comprehensive, data collection system at the beginning of 2020. As we accumulate more data, the metrics will be adjusted accordingly.

## SERVICES

Water
safe drinking water
<b>100%</b>
days in compliance
meets target

Sewer
regulatory compliance
<b>100%</b>
days in compliance
meets target

Public Works
pothole repairs
<b>1 days</b>
average time to complete
quicker than target

Airport
hangar capacity
<b>96%</b>
capacity filled
better than target

Engineering
lane miles paved
<b>16.6</b>
miles paved in 2022
slightly below target of 18.7

## PARKS & RECREATION

The Cube
ice usage
<b>71%</b>
2022 average capacity utilized
better than target

The Cube
public skate
<b>119</b>
participants per session in 2022 YTD
better than target

Marathon Diamonds
field usage
<b>69%</b>
2022 average capacity utilized
better than target

## FINANCIAL

City
ratio of actual to budget
<b>0.91</b>
ratio for Q4 2022
better than target

City
overtime
<b>\$141K</b>
incurred in Q4 2022
below 3 year average

**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:**

- Jaelyn Honran*
- 
- 
- 

**Guests:**

*Haydee Sadler*  
*Ms. Leguire*

Meeting Start Time: *4:02 PM*  
Meeting End Time: *5:25 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 May 3, 2023 to continue the Strategic Planning process.

We recommend: *That the goals and objective of the Plan be distributed to the committee and forwarded to Planning Next so they can start their finalization process. \*The SP Committee will have a final vote for approval of the goals and objectives.*

Aye  Nay

  
Jeff Wobser, Chairman

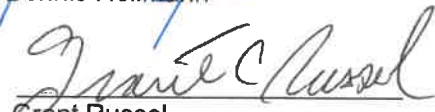
Aye  Nay

*Absent*  
Randy Greeno

Aye  Nay

  
Dennis Hellmann

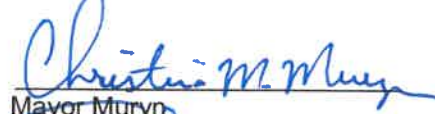
Aye  Nay

  
Grant Russel

Aye  Nay

  
Beth Warnecke

Aye  Nay

  
Mayor Muryn

Aye  Nay

  
Auditor Staschiak

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

DATE: May 3, 2023

COMMITTEE: STRATEGIC PLANNING

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
May 16, 2023**

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

**ORDINANCE NO. 2023-041** (*Maumee Watershed Conservancy District MOA*) **requires three (3) readings** **third 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** **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-043** (*Phase 2 benching project*) **requires three (3) readings** **third 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. 2023-046** (*315 N Blanchard St rezone*) **requires three (3) readings** **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".

**ORDINANCE NO. 2023-047** (*continue Workers Compensation programs*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS' COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-048** (*replacement Parking Enforcement vehicle*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-049** (*Harrison St waterline replacement*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2023-050** (*CR 212/CR 236 road widening*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, 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- <i>personal services</i>	\$ 395,000.00
FROM:	Sewer Fund	\$ 125,000.00
TO:	Water Pollution Control #25061000- <i>personal services</i>	\$ 125,000.00
FROM:	General Fund	\$ 70,200.00
TO:	Airport Fund	\$ 70,200.00
FROM:	Airport Fund	\$ 70,200.00
TO:	Airport #25010000- <i>personal services</i>	\$ 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. 2023-046**

**AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".**

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

SECTION 1: That the following described parcel:

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

Being a part of Lot #16779 in the Palmer's Addition. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classifications to C-1 Local Commercial.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to C-1 Local Commercial regulations.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

STEVEN M. SMEAL, a married man,

the Grantor, for the consideration of Ten Dollars (\$10.00) and other good and valuable considerations received to his full satisfaction from

PARKE E. LYDICK and MARY L. HOBBS, both unmarried,

the Grantees, for their joint lives, remainder over in fee simple to the survivor of them, whose tax mailing address will be 315 North Blanchard Street, Findlay, OH 45840, does Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described real estate, situated in the City of Findlay, County of Hancock and State of Ohio:

Being a part of Lot #16779 in the Palmer's Addition, a tract of land bounded and described as follows:

Beginning at a 1/2" Rebar set marking the southeast corner of Lot #16779;

Thence along the south line of said Lot #16779 also being the north line of a 16.5' alley, N 89°25'00" W, a distance of 44.80 feet to a capped Rebar found set on the east right-of-way line of North Blanchard Street (70' R/W);

Thence along said east line of North Blanchard Street, N 00°31'55" W, a distance of 37.71 feet to a 1/2" Rebar set;

Thence parallel with said south line of Lot #16779, S 89°25'00" E, a distance of 44.84 feet to a 1/2" Rebar set on the east line of said Lot #16779;

Thence along said east line, S 00°28'27" E, a distance of 37.71 feet to the point of beginning and containing 0.039 acres of land, more or less, subject to any prior easements of record.

NOTE: All bearings used are based on prior surveys and plats of record and are for the purpose of description only.

Prior Deed Reference: Volume 2278, Page 2470.

Permanent Parcel No.: 59-1025025.

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And the said Grantor does for himself, his heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents he is well seized of the above-described premises as a good and

200600002962  
MID AM TITLE AGENCY

Transferred March 17, 2006

I hereby certify that the conveyance is in compliance with section 319.202 of the Revised Code.

Charity Lovachberg  
HANCOCK COUNTY NOTARY COMMISSIONER

DESCRIPTION CHECKED  
HANCOCK CO. ENGINEER

BY 3/17/06 JS

WARRANTY DEED

PAGE 2

indefeasible estate in FEE SIMPLE, that he has good right to bargain and sell the same in manner and form as above-written, that the same are free from all encumbrances whatsoever except real estate taxes for the year 2006, which will be pro-rated to the date of delivery of this deed, and also except and subject to any recorded easements, easements now in use upon the premises, zoning ordinances and restrictions of record, if any, and that he will Warrant and Defend the said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as noted above.

And for valuable consideration, Gina Staccione-Smeal, wife of Steven M. Smeal, does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of Dower in the above-described premises.

Executed by the undersigned this 15th day of March, 2006.

  
\_\_\_\_\_  
Steven M. Smeal

  
\_\_\_\_\_  
Gina Staccione-Smeal

State of Ohio :  
                  :        ss.  
Hancock County :

Before me, a Notary Public in and for said County and State, personally appeared the above-named Steven M. Smeal and Gina Staccione-Smeal, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunder set my hand and official seal at Findlay, OH, this 15th day of March, 2006.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:  
J. Bruce Brimley - bpw  
Attorney at Law  
337 South Main Street  
Findlay, OH 45840  
(419) 422-8000  
[NO TITLE SEARCH PERFORMED BY THIS OFFICE]



DEBRA K. CODY  
Notary Public, State of Ohio  
My Commission Expires  
April 1, 2008

200600002962  
Filed for Record in  
HANCOCK COUNTY OHIO  
ANITA H MUSGRAVE  
03-17-2006 At 10:01 am.  
WARR DEED 28.00  
OR Book 2288 Page 1982 - 1983

**ORDINANCE NO. 2023-047**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS' COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.**

WHEREAS, it has become apparent to the Mayor of the City of Findlay, Ohio that the City can eliminate substantial workers compensation liability and costs by enrolling in the Group Retrospective Rating Plan, and it is this Council's intent to give the Mayor of the City of Findlay, Ohio the authority to execute said agreement.

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

SECTION 1: That the Mayor of the City of Findlay, Ohio, Hancock County, State of Ohio be, and she is hereby authorized to, enroll the City of Findlay in the Ohio Association of Public Treasurer's Group Retrospective Rating Plan approved by the Ohio Bureau of Workers Compensation, commencing January 1, 2024.

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 agreement so that the new rating plan is in effect January 1, 2024.

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. 2023-048**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, 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:	CIT Funds – Capital Improvements Restricted Account	\$ 36,000.00
TO:	Parking Enforcement #25075000-other	\$ 36,000.00

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 vehicle for the Parking Enforcement Department may be purchased.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-049**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, 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:	Water Fund	\$ 66,000.00
TO:	Harrison Street Waterline Replacement <i>Project No. 35720200</i>	\$ 66,000.00

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 contract(s), and to appropriate and transfer funds so that the aforementioned project may proceed.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2023-050**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.**

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

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 1,540,000.00
TO:	CR 212/CR 236 Widening #32864600	\$ 1,540,000.00
FROM:	Sewer Fund-Stormwater Restricted Account	\$ 650,000.00
TO:	CR 212/CR 236 Road Widening #32864600	\$ 650,000.00
FROM:	Ohio 629 Roadwork Development Grant	\$ 1,237,500.00
TO:	CR 212/CR 236 Road Widening #32864600	\$ 1,237,500.00

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 contract(s), and to appropriate and transfer funds so that this project may proceed.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

# City of Findlay

## Office of the Director of Law

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

**Donald J. Rasmussen**  
Director of Law

MAY 16, 2023

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MAY 16, 2023 MEETING.

### ORDINANCES

2023-055

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO AN AGREEMENT AND/OR RELATED DOCUMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE REPLACEMENT OF THE PRECISION APPROACH PATH INDICATORS (PAPI) AND RUNWAY END IDENTIFIER LIGHTS (REIL) AND THE CITY OF FINDLAY AIRPORT, AND DECLARING AN EMERGENCY.

2023-056

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR REPAIRS ON OXIDATION DITCHES AT THE CITY OF FINDLAY WATER POLLUTION CONTROL CENTER, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.



**ORDINANCE NO. 2023-055**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO AN AGREEMENT AND/OR RELATED DOCUMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE REPLACEMENT OF THE PRECISION APPROACH PATH INDICATORS (PAPI) AND RUNWAY END IDENTIFIER LIGHTS (REIL) AND THE CITY OF FINDLAY AIRPORT, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Findlay is desirous to apply for grant funds and enter into an agreement and/or related documents with the Ohio Department of Transportation (hereinafter referred to as ODOT) for the replacement of the Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL) at the City of Findlay Airport, and;

WHEREAS, ODOT will provide up to ninety-five percent (95%) of the eligible project costs up to four hundred ninety thousand four hundred dollars (\$490,400.00) with the City of Findlay being responsible for a five percent (5%) match or twenty-four thousand five hundred twenty dollars (\$24,520.00), for the replacement of PAPI and REIL at the City of Findlay Airport.

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 apply for and enter into an agreement and/or related documents with the Ohio Department of Transportation for the replacement of PAPI and REIL at the City of Findlay Airport.

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 apply for and enter into said agreement and/or related documents with the Ohio Department of Transportation for the aforementioned replacements.

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. 2023-056**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR REPAIRS ON OXIDATION DITCHES AT THE CITY OF FINDLAY WATER POLLUTION CONTROL CENTER, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.**

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

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

FROM:	Sewer Fund	\$ 400,000.00
TO:	WPC Clarifier Rehab & Oxidation Ditch Repairs, <i>Project No. 35601300</i>	\$ 400,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contract(s), and to appropriate and transfer funds for repairs on oxidation ditches at the City of Findlay Water Pollution Control Center.

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 \_\_\_\_\_