

## FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

APRIL 2, 2024

COUNCIL CHAMBERS

ROLL CALL of 2024-2025 Councilmembers

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

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

Acceptance or changes to the March 20, 2024 Regular Session City Council meeting minutes.

**ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA:**

**PROCLAMATIONS:**

**Mayor Muryn – Parkinson’s Awareness Month**

WHEREAS: Parkinson’s disease affects one million people in the United States, it is the second most common neurodegenerative disease, is believed to be caused by a combination of genetic and environmental factors, and is a leading cause of death according to the U.S Centers for Disease Control and Prevention; and

WHEREAS: It is estimated that Parkinson’s costs the United States \$58 billion every year, of which the federal government shoulders \$29 billion, leaving American families to cover the remaining \$29 billion every year. It is estimated that, by the year 2037, the number of people with Parkinson’s in the U.S. will nearly double, and the disease will cost the United States at least \$79 billion every year; and

WHEREAS: The symptoms of Parkinson’s disease can include movement issues such as balance, slowness in gait, “freezing” in place, speech and handwriting difficulties, and non-movement symptoms of depression, dementia and cognitive impairment, speech difficulties, losing the sense of smell or taste, and swallowing challenges, and a variety of other symptoms; and

WHEREAS: Numerous clinical drug trials and research by the Michael J. Fox Foundation, the Parkinson’s Foundation, the Davis Phinney Foundation and others are working hand in hand with federal and state efforts to identify causes of Parkinson’s in an effort to one day prevent Parkinson’s disease; and

WHEREAS: More research and increased education and awareness and community support services are needed to find better treatments and a cure as well as maintain dignity for those living with the disease today.

NOW THEREFORE, I, Christina M. Mury, Mayor of the City of Findlay, Ohio, do hereby proclaim April 2024, as:

PARKINSON’S AWARENESS MONTH

In Findlay, Ohio, and encourage citizens to increase their understanding of the disease and support people living with Parkinson’s.

**RECOGNITION/RETIREMENT RESOLUTIONS:** none

**PETITIONS:** none

**ORAL COMMUNICATIONS:**

**Barbara Matheny – declaring April “Parkinson’s Awareness Month”**

**Cathy Weygandt – noise ordinance**

**WRITTEN COMMUNICATIONS:** none

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

**City Engineer Kalb – AIP-35 (North Apron Rehab Alternates), Project No. 35225200, ODOT Aviation Fund appropriation**

As previously discussed in City Council last year, the bid alternates for the North Apron Rehab project are being paid through the Federal Aviation Administration Airport Improvement Program (FAA AIP) and the Ohio Department of Transportation (ODOT) Aviation grants. The City of Findlay has received the grant funds from the FAA that covered ninety percent (90%) of the construction cost and has received an additional five percent (5%) match from ODOT Aviation. Last year, the City of Findlay appropriated funds to cover the construction cost of the North Apron Alternates and this ODOT Aviation grant is the last step towards the City of Findlay being reimbursed for the cost of the alternates. With the funds that the City has received from the FAA and ODOT Aviation, the City of Findlay is only responsible for five percent (5%) or ten thousand five hundred nine dollars (\$10,509.00) of the construction costs for the two (2) alternates. Legislation to appropriate funds is requested. Ordinance No. 2024-041 was created.

FROM: ODOT Aviation Grant (B24-11)	\$ 10,509.00
TO: AIP-35 (North Apron Rehab Alternates), Project No. 35225200	\$ 10,509.00

**City Engineer Kalb – replace 2010 sanitary vector resolution to transfer funds**

As part of Ordinance No. 2024-028, funds were appropriated for the purchase of a new sanitary vector that is used by the City of Findlay Sewer Maintenance Department. When the allocated money was appropriated into the account, it was transferred to the Water Pollution Control account instead of the Sewer Maintenance account. Since the fuel and overall maintenance for the vector comes from the Sewer Maintenance budget, the allocated funds will need to be transferred to the Sewer Maintenance account so that it can be properly accounted for. Legislation to transfer funds that were already allocated for the replacement of the 2010 sanitary vector from the Water Pollution Control account to the Sewer Maintenance account is requested. Resolution No. 013-2024 was created.

FROM: Water Pollution Control #25061000-other	\$ 600,000.00
TO: Sewer Maintenance #25048000-other, replace 2010 Sanitary Vector	\$ 600,000.00

**City Engineer Kalb – FDY rehabilitation runway 7/25 construction FAA grant authorization (3-39-0034-036-2024)**

The City of Findlay will be submitting a grant opportunity through the Federal Aviation Administration (FAA) to fund the construction portion of the rehabilitation of runway 7/25. Through this grant opportunity, the FAA will be covering ninety percent (90%) of the construction cost and the City of Findlay will be responsible for a five percent (5%) local match. Just like the previous Airport project that received FAA funding, the City will also be submitting a grant to the Ohio Department of Transportation (ODOT) Aviation to cover the remaining five percent (5%) of the construction cost. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to apply for grant funding from the FAA Airport Improvement Programs (3-39-0034-036-2024), as well as enter into a grant agreement with the FAA, is requested. Ordinance No. 2024-042 was created.

**City Engineer Kalb – second capital improvement appropriation of 2024**

The second Capital Improvement allocation of the year is to transfer funds into capital projects for startup money and to departments so they can order equipment with long lead times or are readily available for use. Legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to advertise for bid and enter into contracts, and to appropriate and transfer funds is requested.

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 762,265.00
TO: Police Department #21012000-other	\$ 97,000.00
TO: Fire Department #21014000-other	\$ 34,265.00
TO: Recreation Functions #21044400-other	\$ 131,000.00
TO: Street Department #2204000-other	\$ 340,000.00
TO: Traffic and Signal Lights #22043200-other	\$ 100,000.00
TO: Airport #25010000-other	\$ 60,000.00

FROM: Sewer Fund	\$ 50,000.00
TO: Sewer Maintenance #25048000-other	\$ 50,000.00
FROM: Water Fund	\$ 20,000.00
TO: Water Treatment Plant #25050000-other	\$ 20,000.00
FROM: CIT Fund – Capital Improvements Restricted Account	\$ 732,727.00
TO: Disaster Siren Replacement #31941600	\$ 259,727.00
TO: Kiddie Corral Parking Lot #31941700	\$ 60,000.00
TO: Kiddie Corral Basketball Court #31942100	\$ 20,000.00
TO: FFD No. 1 Signal Replacement #32841900	\$ 60,000.00
TO: A-Row Hangar Roof Replacement #35241800	\$ 63,000.00
TO: A1 Hangar Door Repairs #35242200	\$ 100,000.00
TO: South Main Street/Front Street Signal Upgrade #32842400	\$ 75,000.00
TO: Seating Area Renovation and Drainage at Diamonds #31942000	\$ 35,000.00
TO: Rawson/Cooper Ballfield Lighting Upgrade #31942300	\$ 60,000.00

Ordinance No. 2024-043 was created.

**COMMITTEE REPORTS:**

A **COMMITTEE OF THE WHOLE** meeting was held on Wednesday, March 20, 2024 to discuss the 2024 capital budget.

An **AD HOC COMMITTEE** met on March 26, 2024 to continue discussions from the March 13, 2024 Ad-Hoc Committee meeting on reviewing the 2024-2025 Council Rules of Procedure.

*We recommend further discussion, receive feedback, and finalize draft for rules of procedure for Council procedure.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 013-2024** (replace 2010 sanitary vector) **requires one (1) reading** *first reading*

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

**ORDINANCES:**

**ORDINANCE NO. 2024-030** **requires three (3) readings** *third reading*

*(Strong Ave vacation - 60' unimproved ROW on the west side of Strong Ave north of Blanchard Ave)*

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERRED TO AS THE STRONG AVENUE VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-031** **requires three (3) readings** *third reading*

*(Sixth St vacation - 15' unimproved ROW on the west side of Strong Ave)*

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS THE SIXTH STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-033** (first 2024 Capital Improvement appropriation) **requires three (3) readings** *third reading*

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-037** requires three (3) readings *second reading*  
(2024 annual street resurfacing/curb repairs, contract B (asphalt))  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-038** (Swale Benching property) requires three (3) readings *second reading*  
AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH THE HANCOCK COUNTY COMMISSIONERS TO PURCHASE REQUIRED LAND WITHIN THE BENCHING AREA IN ORDER TO FINISH PHASE I OF THE BENCHING PROJECT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-039** (moratorium amendment) requires three (3) readings *second reading*  
AN ORDINANCE AMENDING ORDINANCE NO. 2023-035 THAT AMENDED ORDINANCE NO. 2022-119 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO TO EXTEND THE CURRENT MORATORIUM ON THE ESTABLISHMENT OF ANY SKILL-BASED AMUSEMENT BUSINESSES IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER INCORPORATING THE PROPOSED ADDITIONS INTO THE CURRENT ZONING CODE AS OUTLINED BELOW BEFORE ENACTING THEM AS PART OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-040** (YMCA vacation) requires three (3) readings *first reading*  
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE YMCA VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-041** requires three (3) readings *first reading*  
(AIP-35 North Apron Rehab Alternates Project No. 35225200 ODOT Aviation Fund appropriation)  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-042** requires three (3) readings *first reading*  
(FDY Rehabilitate Runway 7/25 Construction FAA Grant authorization (3-39-0034-036-2024))  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR FUNDING THROUGH THE FEDERAL AVIATION ADMINISTRATION FOR THE REAHBILITATION OF RUNWAY 7/25 IN ORDER TO RECEIVE FUNDS FOR THE CONSTRUCTION PORTION OF THE REHABILITATION OF RUNWAY 7/25 CONSTRUCTION AT THE CITY OF FINDLAY AIRPORT, AND IF FUNDS ARE AWARDED, TO ENTER INTO A GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-043** (second 2024 Capital Improvement appropriation) requires three (3) readings *first reading*  
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-044** (Tall Timbers 3<sup>rd</sup> Addition subdivision plat) requires three (3) readings *first reading*  
AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE TALL TIMBERS 3RD ADDITION SUBDIVISION PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

**ORDINANCE NO. 2024-045** (Sheetz/Hat Trick/Buchanan annexation zoning) 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 ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).

**UNFINISHED BUSINESS:**  
***OLD BUSINESS***  
***NEW BUSINESS***

# Proclamation

By Mayor Christina M. Muryn  
Findlay, Ohio

**WHEREAS:** Parkinson's disease affects one million people in the United States, it is the second most common neurodegenerative disease, is believed to be caused by a combination of genetic and environmental factors, and is a leading cause of death according to the U.S Centers for Disease Control and Prevention; and

**WHEREAS:** It is estimated that Parkinson's costs the United States \$58 billion every year, of which the federal government shoulders \$29 billion, leaving American families to cover the remaining \$29 billion every year. It is estimated that, by the year 2037, the number of people with Parkinson's in the U.S. will nearly double, and the disease will cost the United States at least \$79 billion every year; and

**WHEREAS:** The symptoms of Parkinson's disease can include movement issues such as balance, slowness in gait, "freezing" in place, speech and handwriting difficulties, and non-movement symptoms of depression, dementia and cognitive impairment, speech difficulties, losing the sense of smell or taste, and swallowing challenges, and a variety of other symptoms; and

**WHEREAS:** Numerous clinical drug trials and research by the Michael J. Fox Foundation, the Parkinson's Foundation, the Davis Phinney Foundation and others are working hand in hand with federal and state efforts to identify causes of Parkinson's in an effort to one day prevent Parkinson's disease; and

**WHEREAS:** More research and increased education and awareness and community support services are needed to find better treatments and a cure as well as maintain dignity for those living with the disease today.

**NOW THEREFORE,** I, Christina M. Muryn, Mayor of the City of Findlay, Ohio, do hereby proclaim April 2024, as:

## **PARKINSON'S AWARENESS MONTH**

In Findlay, Ohio, and encourage citizens to increase their understanding of the disease and support people living with Parkinson's.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of the City of Findlay, Ohio, to be affixed this 1st day of April 2024.

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Christina M. Muryn, Mayor

**ORAL COMMUNICATION FORM**

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

I, , RESIDING AT

(ADDRESS)         (PHONE)

WISH TO ADDRESS YOUR HONORABLE BODY IN REGARDS TO:

(SIGNATURE)

Due to limited time and in order to permit all persons and groups equal time, all oral communications are limited to a time period of not more than **four (4) minutes per person**. No more than three speakers shall speak to each side of a question before Council. Council may extend or limit debate with regard to a particular question, depending upon the number of speakers, the nature of the question before Council and the urgency of the question.

## Denise Devore

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**From:** Cathy Weygandt <wall@woh.rr.com>  
**Sent:** Thursday, March 28, 2024 9:56 AM  
**To:** City Council - All; Christina Muryn  
**Cc:** kkin@advertiser-tribune.com; Kathy Launder; Brian White; Website - (Recreation)  
**Subject:** [EXTERNAL]Noise Ordinances et all  
**Attachments:** IMG\_0258.jpg

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

Dear Mayor Muryn and Council Members,

Reading the paper today, I see another "business" has opened in nearby Tiffin. The article does not state any regulations needed to have these types of businesses.

I am concerned of the noise, parking, length of time and generators used by these "businesses". We had a similar Trends Fashion bus "Party" on our residential street last Fall. The huge bus parks for hours, in front of homes, conducting business, as a home hosts a party for this idea. There is a dog-grooming business like this as well, with a very loud generator that is on during the dog-grooming process. I do not want to smell the emissions or listen to the generator while someone has their dog groomed.

Can you imagine entertaining guests on your front porch and one of these "businesses" pulls up to make their noise and block the traffic? The Trends bus is a full sized bus. Are there not protections of neighborhoods from such disturbances? Are these things regulated with a permitting process like food trucks? Food trucks cannot set up wherever they please. The code only indicates within the downtown area as far as I could determine. The vending application covers outdoor event areas, but does have an "other" box.

The time is now to tighten the ordinances for the citizens.

Sincerely,

Cathy Weygandt

204 Greenlawn Ave

Findlay OH 45840

[https://codelibrary.amlegal.com/codes/findlay/latest/findlay\\_oh/0-0-0-13937#767](https://codelibrary.amlegal.com/codes/findlay/latest/findlay_oh/0-0-0-13937#767)

<https://www.findlayohio.gov/home/showpublisheddocument/6348/638445479479900000>

Your message is ready to be sent with the following file or link attachments:

IMG\_0258





Photo provided

**MACKENZIE KEMENAH** stands beside the mobile boutique.

## Manager is Findlay-area native

By **KAREN KIN**  
 KIN@ADVERTISER-TRIUNE.COM

**TIFFIN** — From Washington to Ohio, fashion is hitting the road.

Lilac & Grace Boutique, a brick-and-mortar shop in Washington state, has launched a mobile shopping destination to serve customers in Northwest Ohio and southeast Michigan.

Mackenzie Kemenah, a native of the Findlay-area and manager of the mobile boutique, said she has worked for the owner of the original Lilac & Grace for a number of years.

Kemenah said the store's owner, a family friend, first offered her the opportunity

to manage the social media accounts for Lilac & Grace, which she was able to do remotely.

That working relationship evolved into the idea of opening a second location, Kemenah said, with her in a management role.

She said the idea of a mobile boutique was introduced and considered, and, in August 2023, "we got seriously started talking."

In late November/early December 2023, Kemenah said, the truck was purchased that would be transformed into the mobile Lilac and Grace Boutique — an old FedEx box truck with a 14' box on the back.

Kemenah said she has

been "redoing the truck since then."

Work included a full gutting of the truck's interior, adding custom shelving, painting, installing a hanging rack, and creating a dressing room, Kemenah said.

"It was a journey," she said.

The end result is an "ultimate destination for chic, size-inclusive, fashion finds," according to a release from the boutique.

Kemenah said one of the store's biggest accomplishments is offering a selection that will appeal to those who are 17-65.

Items available include dresses, trendy tops, athletic wear, and denim from brands KanCan and Judy

Blue's, the release states.

In addition, shoes, purses, jewelry and home decor can be found at Lilac & Grace.

While mobile boutiques are beginning to trend in other states, Kemenah said, the idea seems to be new to Ohio.

She said she is striving to "connect with people in this area," and build recognition in the Tiffin-Findlay area.

According to the release, the boutique has "various pop-up markets scheduled around the NW OH and SE MI areas."

In addition, Kemenah said, private events and personalized shopping trips are available by appointment.

Honorable City Council  
Findlay, OH 45840

March 26, 2024

RE: AIP-35 (North Apron Rehab Alternates), Project No. 35225200  
ODOT Aviation Fund Appropriation

Dear Council Members:

As previously discussed in Council last year, the bid alternates for the North Apron Rehab project are being paid through FAA AIP and ODOT Aviation grants. The City has received the grant funds from the FAA that covered 90% of the construction cost and has received an additional 5% match from ODOT Aviation.

Last year the City appropriated funds to cover the construction cost of the North Apron Alternates, and this ODOT Aviation grant is the last step towards the City being reimbursed for the cost of the alternates. With the funds that we have received from the FAA and ODOT Aviation, the City is only responsible for 5% (\$10,509.00) of the construction cost for the two alternates.

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

**FROM: ODOT Aviation Grant (B24-11)**

**\$ 10,509**

TO: AIP-35 (North Apron Rehab Alternates),  
Project Number 35225200

**\$ 10,509**

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

Sincerely,



Jeremy Kalb, PE  
City Engineer

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

Honorable City Council  
Findlay, OH 45840

March 26, 2024

RE: Replace 2010 Sanitary Vactor  
Resolution to Transfer Funds

Dear Council Members,

As part of Ordinance 2024-028 money was appropriated for the purchase of a new Sanitary Vactor that is used by Sewer Maintenance. When the allocated money was appropriated into the account, it was transferred to the Water Pollution Control account instead of the Sewer Maintenance account. Since the fuel and overall maintenance for the vactor comes from the Sewer Maintenance Budget, the allocated funds will need to be transferred to the Sewer Maintenance account so that it can be properly accounted for.

At this time, I would like to have a resolution to transfer the \$600,000 that was allocated for the replacement of the 2010 Sanitary Vactor from the Water Pollution Control account to the Sewer Maintenance account.

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

<b>FROM: WATER POLLUTION CONTROL- 25061000-Other</b>	<b>\$ 600,000</b>
TO: Sewer Maintenance- 25048000- other Replace 2010 Sanitary Vactor	<b>\$ 600,000</b>

Sincerely,



Jeremy Kalb, P.E.  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

**ENGINEERING  
DEPARTMENT**

**JEREMY D. KALB, PE**  
CITY ENGINEER

Honorable City Council  
Findlay, OH 45840

March 26, 2024

RE: FDY Rehabilitate Runway 7/25-Construction  
FAA Grant Authorization (3-39-0034-036-2024)

Dear Council Members,

The City of Findlay will be submitting for a grant opportunity through the Federal Aviation Administration (FAA) to fund the construction portion of the rehabilitation of runway 7/25. Through this grant opportunity the FAA will be covering 90% of the construction cost and the City will be responsible for a 5% local match. Just like the previous Airport project which received FAA funding, we will also be submitting a grant to ODOT Aviation to cover the remaining 5% of the construction cost.

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 apply for grant funding from the Federal Aviation Administration Airport Improvement Programs (3-39-0034-036-2024) and to enter into a grant agreement with the Federal Aviation Administration.

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

Sincerely,

Jeremy Kalb, P.E.  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

# ENGINEERING DEPARTMENT

JEREMY D. KALB, PE  
City Engineer

Honorable City Council

March 27, 2024

RE: Second Capital Improvement Appropriation of 2024

Dear Council Members:

I would like to use the Second Capital Improvement allocation of the year to get funds transferred into Capital Projects for startup money, and to departments so they can order equipment with long lead times or are readily available for use.

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 advertise for bids and enter into contracts and to appropriate and transfer funds as follows:

<b>FROM: CIT Fund – Capital Improvements Restricted Account</b>	<b>\$762,265</b>	
TO: Police Department -21012000 - other		\$ 97,000
TO: Fire Department-21014000 - other		\$ 34,265
TO: Recreation Functions-21044400 - other		\$131,000
TO: Street Department-220040000 - other		\$340,000
TO: Traffic and Signal Lights-22043200 - other		\$100,000
TO: Airport-25010000 - other		\$ 60,000
 <b>FROM: Sewer Fund</b>	 <b>\$ 50,000</b>	
TO: Sewer Maintenance-25048000-other		\$ 50,000
 <b>FROM: Water Fund</b>	 <b>\$ 20,000</b>	
TO: Water Treatment Plant-25050000 –other		\$ 20,000
 <b>FROM: CIT Fund – Capital Improvements Restricted Account</b>	 <b>\$732,727</b>	
TO: Disaster Siren Replacement (31941600)		\$259,727
TO: Kiddie Corral Parking Lot (31941700)		\$ 60,000
TO: Kiddie Corral Basketball Court (31942100)		\$ 20,000
TO: FFD No. 1 Signal Replacement (32841900)		\$ 60,000
TO: A-Row Hangar Roof Replacement (35241800)		\$ 63,000
TO: A1 Hangar Door Repairs (35242200)		\$100,000
TO: S. Main Street/ Front Street Signal Upgrade (32842400)		\$ 75,000
TO: Seating Area Renovation and Drainage at Diamonds (31942000)		\$ 35,000
TO: Rawson/ Cooper Ballfield Lighting Upgrade (31942300)		\$ 60,000

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

Sincerely,

Jeremy Kalb, P.E.  
City Engineer

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



*Appropriate Funds - Departments*

<b>From</b>	<b>CIT Fund - Capital Improvements Restricted Account</b>	<b>\$ 762,265</b>	
<b>To</b>	<b>POLICE DEPARTMENT-21012000-Other</b>	<b>\$ 97,000</b>	
	Departmental Gas Mask Replacement	\$	42,000
	New K-9 Office and Handler Training	\$	15,000
	Truelo for Axon Camera System	\$	40,000
<b>To</b>	<b>Fire Department-21014000-Other</b>	<b>\$ 34,265</b>	
	Enclosed Trailer	\$	10,000
	FFD No. 2 Window Replacement	\$	24,265
<b>To</b>	<b>RECREATION FUNCTIONS-21044400- Other</b>	<b>\$ 131,000</b>	
	Utility Vehicle with Attachments	\$	41,000
	Replace Flooring in the Cube	\$	90,000
<b>To</b>	<b>STREET DEPARTMENT-22040000-Other</b>	<b>\$ 340,000</b>	
	Bucket Truck	\$	250,000
	One Ton Flatbed Truck	\$	90,000
<b>To</b>	<b>TRAFFIC AND SIGNAL LIGHTS-22043200-Other</b>	<b>\$ 100,000</b>	
	Traffic Signal Equipment	\$	100,000
<b>To</b>	<b>AIRPORT-25010000-Other</b>	<b>\$ 60,000</b>	
	Replace Three Vehicle Gates	\$	60,000

<b>From</b>	<b>Water Fund</b>	<b>\$20,000</b>	
<b>To</b>	<b>Water Treatment Plant-25050000</b>	<b>\$20,000</b>	
	Replace Mower at WTP		\$20,000

<b>From</b>	<b>Sewer Fund</b>	<b>\$50,000</b>	
<b>To</b>	<b>SEWER MAINTENANCE-25048000-Other</b>	<b>\$50,000</b>	
	Tag Equipment Trailer		\$50,000

*Appropriate Funds - Projects*

<b>From</b>	<b>CIT Fund - Capital Improvements Restricted Account</b>	<b>\$ 732,727</b>	
<b>To</b>	Disaster Siren Replacement (31941600)	\$	259,727
<b>To</b>	Kiddie Corral Parking Lot (31941700)	\$	60,000
<b>To</b>	Kiddie Corral Basketball Court (31942100)	\$	20,000
<b>To</b>	FFD No. 1 Signal Replacement (32841900)	\$	60,000
<b>To</b>	A-Row Hangar Roof Replacement (35241800)	\$	63,000
<b>To</b>	A1 Hangar Door Repairs (35242200)	\$	100,000
<b>To</b>	S. Main Street/ Front Street Signal Upgrade (32842400)	\$	75,000
<b>To</b>	Seating Area Renovation and Drainage at Diamonds (31942000)	\$	35,000
<b>To</b>	Rawson/ Cooper Ballfield Lighting Upgrade (31942300)	\$	60,000

**Committee Members:**

- John Harrington, President of Council
- Brian Bauman, Ward 5
- Dan DeArment, Ward 4
- Holly Frische, Ward 1
- Randy Greeno, At-Large
- Dennis Hellmann, Ward 2 *Absent*
- Jim Niemeyer, Ward 6
- Josh Palmer, Ward 7 *Absent*
- Grant Russel, At-Large
- Beth Warnecke, Ward 3
- Jeff Wobser, At-Large

**Staff:**

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

Meeting Start Time: 4:02

**Guests:**

Andrew Brossart - Bradley Payne

Meeting End Time: 5:28

**Agenda:**

**Call to Order**

**Roll Call**

**Approval of Minutes**

**New Items**

1. discuss 2024 capital budget

**Adjournment**

  
\_\_\_\_\_

## COMMITTEE REPORT

### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Wednesday, March 20, 2024 to discuss the 2024 capital budget.

A handwritten signature in blue ink, appearing to read "J. W. ...", is written over a solid horizontal line.

**COMMITTEE OF THE WHOLE**

**DATED: March 20, 2024**





**Committee Members:**

- Josh Palmer, 7<sup>th</sup> Ward, Chair
- Dan DeArment, Ward 4
- Dennis Hellmann, Ward 2
- 
- 

**Staff:**

- Don Rasmussen
- 
- 
- 

Meeting Start Time: 4:01

Guests: Members of the public

Meeting End Time: 4:30

**Agenda:**

Call to Order

Roll Call

New Items

Review 2024-2025 Council Rules of Procedure

Adjournment

Josh Palmer  
Ad Hoc Committee Chair

# COMMITTEE REPORT

## THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

An **AD HOC COMMITTEE** met on March 26, 2024 to continue discussions from the March 13, 2024 Ad-Hoc Committee meeting on reviewing the 2024-2025 Council Rules of Procedure.

We recommend

Further discussion, receive feedback,  
and finalize draft for rules of procedure  
for council procedure.

Aye  Nay



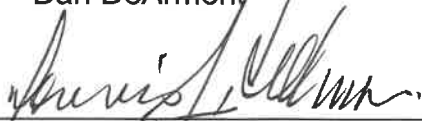
Josh Palmer, Chair

Aye  Nay



Dan DeArment

Aye  Nay



Dennis Hellmann

**AD-HOC COMMITTEE**

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

**DATED: March 26, 2024**

## Ad Hoc committee meeting on Council Rules

Tuesday, March 26, 2024 4:00pm

Josh Palmer (chair), Dennis Hellmann, Dan DeArment

Comments by Dan DeArment:

1. I plan to read my comments tonight so they will be part of the meeting minutes similar to what I did last week.
2. I want to start by defining my understanding of the goal of city council and the goal of the general public in defining a process for public input. With these goals defined, we can structure our rules to try to accommodate everyone. Crafting a good process that meets both goals is a challenging and complex task. I ask for your patience and an open mind.
  - a. The goal of city council is to create an environment in which we can conduct the City's business with minimal distraction. **Respectful** public input is not considered a distraction and is welcomed to help inform our decision-making process.
  - b. Based on comments received and the petition being circulated, I believe the public's goal is to be able to express their views during the city council meetings in an expanded timeframe with no limitation on content. In addition to being heard, they would like responses to questions and concerns.
  - c. Let's keep these goals in mind as we work through this process.
3. At the last meeting, we discussed the timing of public comments. Speakers addressing agenda specific items would be invited to the podium while that topic is being addressed by the council. Non agenda items would be discussed towards the end of the meeting after new business but before we adjourn. That concept was received positively by this committee and will be included in the recommendation going forward.
4. I appreciate Patty Klein's thoughtful comments on the structure of the speaker form, especially as they relate to tying responses to public comments back to ward council representatives. This can enhance communication and establish accountability for response. I would like to include Ms. Klein's draft speaker form in the minutes of this meeting. We may edit her form but use the general concept.
5. There was an individual concerned about doxing. I don't think that request holds any water in today's internet and information society but we can easily accommodate the request by only asking for the speaker's name and residence ward on the form.
6. There was a comment made during the last City Council meeting about why council has the right to make its own rules and that the public should make the rules for us to follow. My response to that is that you elected us to represent you to conduct the

City's business. By law we need to meet on a regular basis to conduct this business. Council needs a controlled, civil environment for us to do our work with minimal distractions. Legally, we are allowed to set our meeting parameters to create this environment.

- a. Comments from Committee:

## **New Proposal Items**

### **7. On the time limits:**

- a. Comments specific to an agenda item remain at 4 minutes. In my opinion, 4 minutes is a reasonable amount of time for speakers to express their opinion on a single topic. Speakers can address any item on the agenda including committee reports.
- b. Comments not specific to an agenda item will be increased from 4 to 6 minutes and will be made at the end of the meeting.
- c. An individual can only speak once during a meeting.
- d. If a speaker wishes to comment on multiple agenda items, they can choose to speak at the end of the meeting with a 6-minute time allowance.
- e. An individual can only speak once on the same agenda item. This means a speaker cannot speak at three meetings in a row on the same topic. Repetition does not add to the process and can take away the opportunity for others to speak.
- f. Public input will be allowed up to 60 minutes, not by the number of speakers as is currently the rule. The President of Council shall make best effort to balance the number of speakers for or against an issue.
- g. The 60-minute clock starts when the first citizen starts to speak, runs continuously until they leave the podium, and includes Q&A. The 60-minute limit is cumulative of comment time spent on both agenda and non-agenda items.
- h. The president of council will have to utilize two stopwatches during council meetings to implement this.
- i. Comments from the committee:

8. The purpose of the city council meeting is for council to conduct the city's business. Speakers will address only city council. Complaints, concerns or questions about other elected officials such as the auditor, law director, mayor or council president are not the business of city council. We are not here to defend or answer for other elected officials. Those issues should be handled by scheduling an appointment with that elected official. The podium in the council chamber room should be oriented directly towards city council as a reminder to speakers of who their audience is.
  - a. I have received concerns from my constituents and the business community that the public comment timeframe of our meeting is being used as a campaign platform for an individual to build political capital and that this forum is not an appropriate place for campaigning.
  - b. Comments from the committee:
  
9. The president of council and clerk of council should screen out issues that don't directly involve city council. Two recent examples include zoning and private properties issues in Allen Township and Sunny Farms Landfill near Fostoria.
10. All speakers must live in the City of Findlay or represent companies that conduct business in Findlay.
11. Another comment received recommended is that we add a new section to the agenda called "Contractor Communications" for contractors working directly for or within the city to address city council. Examples include Hancock Regional Planning Commission, and utility companies such as AEP, Columbia Gas, Hancock Wood, Metronet, etc. They would be separate from public comment.
12. The sequence of events for an individual agenda item would be:
  - a. Introduction of item, reading of ordinance
  - b. Public comment
  - c. Motions (if any), discussion, vote
13. Finally, I recommend that once we have a draft final version of our rules that we move forward with a pilot for two months (4 meetings) to make sure we get it right. The Ad Hoc committee would stay intact until the rules are finalized after the pilot period.
  - a. Comments from the committee

# Communication Form

- Oral (in person)
- email

- Present this form to the City Council President prior to the meeting
- Attach this form with email communication or include all fields below when submitting an email
- The City Council President will present this to the submitter's Council Representative
- Ward number: \_\_\_\_\_, Council Representative name: \_\_\_\_\_

To the honorable council of the City of Findlay, Ohio:

I, \_\_\_\_\_, residing ~~at~~ *IN WARD #* \_\_\_\_\_,  
phone (optional) \_\_\_\_\_ *OR EMAIL* \_\_\_\_\_

Wish to address your honorable body in regards to:

Issue: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitter's Requested  
Action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Action taken by Council Representative:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Representatives Signature \_\_\_\_\_ Date \_\_\_\_\_

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
April 2, 2024**

**ORDINANCE NO. 2024-030** requires three (3) readings

*(Strong Ave vacation - 60' unimproved ROW on the west side of Strong Ave north of Blanchard Ave)*

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERRED TO AS THE STRONG AVENUE VACATION) IN THE CITY OF FINDLAY, OHIO.

**third reading**

**ORDINANCE NO. 2024-031** *(Sixth St vacation - 15' unimproved ROW on the west side of Strong Ave)* requires three (3) readings

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS THE SIXTH STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**third reading**

**ORDINANCE NO. 2024-033** *(first 2024 Capital Improvement appropriation)* requires three (3) readings

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

**third reading**

**ORDINANCE NO. 2024-037** *(2024 annual street resurfacing/curb repairs, contract B (asphalt))* requires three (3) readings

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

**second reading**

**ORDINANCE NO. 2024-038** *(Swale Benching property)* requires three (3) readings

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH THE HANCOCK COUNTY COMMISSIONERS TO PURCHASE REQUIRED LAND WITHIN THE BENCHING AREA IN ORDER TO FINISH PHASE I OF THE BENCHING PROJECT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**second reading**

**ORDINANCE NO. 2024-039** *(moratorium amendment)* requires three (3) readings

AN ORDINANCE AMENDING ORDINANCE NO. 2023-035 THAT AMENDED ORDINANCE NO. 2022-119 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO TO EXTEND THE CURRENT MORATORIUM ON THE ESTABLISHMENT OF ANY SKILL-BASED AMUSEMENT BUSINESSES IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER INCORPORATING THE PROPOSED ADDITIONS INTO THE CURRENT ZONING CODE AS OUTLINED BELOW BEFORE ENACTING THEM AS PART OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

**second reading**

**ORDINANCE NO. 2024-030**

**AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE STRONG AVENUE VACATION) IN THE CITY OF FINDLAY, OHIO.**

WHEREAS, a petition has been presented to Council requesting that a portion of street to be vacated as set forth herein, and;

WHEREAS, Council upon approval and recommendation of such vacation by the Planning Commission of the City of Findlay, Ohio, is satisfied that it will not be detrimental to the general interest and ought to be made.

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

SECTION 1: That the following described alley be and the same is hereby vacated:

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

A sixty foot (60') unimproved right-of-way on the west side of Strong Avenue north of Blanchard Avenue. This right-of-way is located between Lots 11, 12, and 13 of the M. C. Whiteley Addition Block 17, and Lot 1 of the M. C. Whiteley Addition, Block 18.

SECTION 2: That the aforesaid vacation is hereby made subject to the preservation of the public utilities right-of-way, in accordance with the provisions of Ohio Revised Code Section 723.041 including an easement is reserved for all sanitary and/or storm sewer lines in said vacated right-of-way.

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



# ORDINANCE NO. 2024-031

**AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE SIXTH STREET VACATION) IN THE CITY OF FINDLAY, OHIO.**

WHEREAS, a petition has been presented to Council requesting that a portion of alley to be vacated as set forth herein, and;

WHEREAS, Council upon approval and recommendation of such vacation by the Planning Commission of the City of Findlay, Ohio, is satisfied that it will not be detrimental to the general interest and ought to be made.

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

SECTION 1: That the following described street be and the same is hereby vacated:

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

A fifteen foot (15') unimproved right-of-way on the west side of Strong Avenue. This right-of-way is located between Lots 10, 11, 12 and 13 of the M. C. Whiteley Addition, Block 17.

SECTION 2: That the aforesaid vacation is hereby made subject to the preservation of the public utilities right-of-way, in accordance with the provisions of Ohio Revised Code Section 723.041 including an easement is reserved for all sanitary and/or storm sewer lines in said vacated right-of-way.

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

# ORDINANCE NO. 2024-033

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to advertise for bids where necessary pursuant to law and enter into contracts for construction of various projects as set forth in the capital improvements program for the year 2024.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 249,500.00
TO:	Street Department #22040000-other	\$ 169,500.00
TO:	Police Department #21012000-other	\$ 50,000.00
TO:	Dispatch #21015000-other	\$ 30,000.00
FROM:	Sewer Fund	\$ 80,000.00
TO:	Water Pollution Control #25061000-other	\$ 80,000.00
FROM:	Sewer Fund-Stormwater Restricted Account	\$ 137,500.00
TO:	Street Department #22040000-other	\$ 137,500.00
FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 279,994.00
TO:	Patrol Car Camera System #31940700	\$ 54,494.00
TO:	FFD No. 1 Air Condition Replacement #31940900	\$ 25,500.00
TO:	Airport Shop Roof Replacement #35241000	\$ 20,000.00
TO:	Riverside Toy and Surface #31941100	\$ 150,000.00
TO:	West Park Toy #31941200	\$ 30,000.00
FROM:	Water Fund	\$ 451,000.00
TO:	WTP Roof Replacement (2024)	\$ 451,000.00
FROM:	Sewer Fund	\$ 75,000.00
TO:	2024 Manhole Adjustment Program #35641300	\$ 75,000.00
FROM:	Sewer Fund	\$ 25,000.00
TO:	2024 Manhole Adjustment Program #35641300	\$ 25,000.00

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

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. 2024-037**

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

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

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 516,000.00
TO:	2024 Annual Street Resurfacing/Curb Repairs, <i>project no. 32840100</i>	\$ 516,000.00

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 appropriate and transfer funds so that the aforementioned annual street resurfacing/curb repairs projects may proceed expeditiously and be completed during this construction season.

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. 2024-038**

**AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH THE HANCOCK COUNTY COMMISSIONERS TO PURCHASE REQUIRED LAND WITHIN THE BENCHING AREA IN ORDER TO FINISH PHASE I OF THE BENCHING PROJECT, 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 – Flood Mitigation Restricted Account	\$ 40,000.00
TO:	Swale Benching Properties, <i>project no. 31941500</i>	\$ 40,000.00

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 enter into said agreement with the Hancock County Commissioners, as well as appropriate and transfer funds, so that a property within the Phase I Benching area may be purchased in order to finish the benching project.

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. 2024-039**

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

WHEREAS, Ordinance No. 2022-119 created a six (6) month moratorium on the creation or relocation of games of skill businesses that expired on April 18, 2022. Ordinance No. 2023-035 amended Ordinance No. 2022-119 extending the moratorium until April 18, 2023, and;

WHEREAS, this Council is desirous to extend said moratorium and additional twelve (12) months, expiring on April 19, 2025 to allow time to investigate methods of regulating games of skill, and due to recent criminal investigations, would allow for more time to investigate more aggressive forms of regulations.

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

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

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

SECTION 3: This Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

# City of Findlay

## Office of the Director of Law

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

**Donald J. Rasmussen**  
Director of Law

APRIL 2, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, APRIL 2, 2024 MEETING.

### **RESOLUTIONS**

013-2024 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

### **ORDINANCES**

2024-040 AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE YMCA VACATION) IN THE CITY OF FINDLAY, OHIO.

2024-041 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2024-042 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR FUNDING THROUGH THE FEDERAL AVIATION ADMINISTRATION FOR THE REAHBILITATION OF RUNWAY 7/25 IN ORDER TO RECEIVE FUNDS FOR THE CONSTRUCTION PORTION OF THE REHABILITATION OF RUNWAY 7/25 CONSTRUCTION AT THE CITY OF FINDLAY AIRPORT, AND IF FUNDS ARE AWARDED, TO ENTER INTO A GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION, AND DECLARING AN EMERGENCY.

2024-043 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

2024-044 AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE TALL TIMBERS 3RD ADDITION SUBDIVISION PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

2024-045 AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).

**RESOLUTION NO. 013-2024**

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

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

SECTION 1: That the Auditor of the City of Findlay, Ohio is hereby authorized to transfer the following sums to the following accounts and/or projects:

FROM:	Water Pollution Control #25061000-other	\$ 600,000.00
TO:	Sewer Maintenance #25048000-other	\$ 600,000.00
	Replace 2010 Sanitary Vactor	

SECTION 2: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to authorize said transfer of funds so that funds appropriated to the City of Water Pollution Control Center via Ordinance No. 2024-028 on March 5, 2024 may be transferred to the City of Findlay Sewer Maintenance Department to be utilized for the purchase of a new sanitary vactor to be utilized by the City of Findlay Sewer Maintenance Department.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2024-040**

**AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE YMCA VACATION) IN THE CITY OF FINDLAY, OHIO.**

WHEREAS, a petition has been presented to Council requesting that a portion of alley to be vacated as set forth herein, and;

WHEREAS, Council upon approval and recommendation of such vacation by the Planning Commission of the City of Findlay, Ohio, is satisfied that it will not be detrimental to the general interest and ought to be made.

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

SECTION 1: That the following described alley be and the same is hereby vacated:

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

The north-south alley between lots 568 and 569 in the S&P Carlins Addition, and the east-west alley between lots 565-568 and 587-590 in the S&P Carlins Addition.

SECTION 2: That the aforesaid vacation is hereby made subject to the preservation of the public utilities right-of-way, in accordance with the provisions of Ohio Revised Code Section 723.041 including an easement is reserved for all sanitary and/or storm sewer lines in said vacated right-of-way.

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



**ORDINANCE NO. 2024-041**

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

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

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

FROM: ODOT Aviation Grant (B24-11) \$ 10,509.00  
TO: AIP-35 (North Apron Rehab Alternates), *Project No. 35225200* \$ 10,509.00

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 funds so that construction costs for the aforementioned project 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. 2024-042**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR FUNDING THROUGH THE FEDERAL AVIATION ADMINISTRATION FOR THE REAHBILITATION OF RUNWAY 7/25 IN ORDER TO RECEIVE FUNDS FOR THE CONSTRUCTION PORTION OF THE REHABILITATION OF RUNWAY 7/25 CONSTRUCTION AT THE CITY OF FINDLAY AIRPORT, AND IF FUNDS ARE AWARDED, TO ENTER INTO A GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Findlay, Ohio is desirous to apply for grant funding through the Federal Aviation Administration (herein after referred to as "FAA") in order to receive funds for the construction portion of the rehabilitation of Runway 7/25 Rehabilitation at the City of Findlay Airport, and if grant funds are awarded, enter into a grant agreement with the FAA in order to receive said grant awarded funds for the design portion of the rehabilitation of Runway 7/25 Construction at the City of Findlay Airport, and;

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

SECTION 1: That the Mayor, Service-Safety Director, and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to apply for grant funding, and if awarded, enter into a grant agreement with FAA in order to receive awarded funds to be utilized for the rehabilitation of Runway 7/25 Rehabilitation at the City of Findlay, Ohio 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 authorize applying for grant funding, and if awarded, entering into a grant agreement with the FAA/ODOT so that awarded funds may be utilized within the City of Findlay Airport for the construction portion of the rehabilitation of Runway 7/25 Rehabilitation at the City of Findlay Airport.

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. 2024-043

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACT OR CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to advertise for bids where necessary pursuant to law and enter into contracts for construction of various projects as set forth in the capital improvements program for the year 2024.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 762,265.00
TO:	Police Department #21012000-other	\$ 97,000.00
TO:	Fire Department #21014000-other	\$ 34,265.00
TO:	Recreation Functions #21044400-other	\$ 131,000.00
TO:	Street Department #22040000-other	\$ 340,000.00
TO:	Traffic and Signal Lights #22043200-other	\$ 100,000.00
TO:	Airport #25010000-other	\$ 60,000.00
FROM:	Sewer Fund	\$ 50,000.00
TO:	Sewer Maintenance #25048000-other	\$ 50,000.00
FROM:	Water Fund	\$ 20,000.00
TO:	Water Treatment Plant #25050000-other	\$ 20,000.00
FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 732,727.00
TO:	Disaster Siren Replacement #31941600	\$ 259,727.00
TO:	Kiddie Corral Parking Lot #31941700	\$ 60,000.00
TO:	Kiddie Corral Basketball Court #31942100	\$ 20,000.00
TO:	FFD No. 1 Signal Replacement #32841900	\$ 60,000.00
TO:	A-Row Hangar Roof Replacement #35241800	\$ 63,000.00
TO:	A1 Hangar Door Repairs #3524200	\$ 100,000.00
TO:	South Main Street/Front Street Signal Upgrade #32842400	\$ 75,000.00
TO:	Seating Area Renovation and Drainage at Diamonds #31942000	\$ 35,000.00
TO:	Rawson/Cooper Ballfield Lighting Upgrade #31942300	\$ 60,000.00

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

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. 2024-044**

**AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE TALL TIMBERS 3<sup>RD</sup> ADDITION SUBDIVISION PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.**

WHEREAS, in accordance with the Ohio Revised Code of Ohio, plats are to be approved and accepted by the City Planning Commission and dedicated by City Council for public use, and;

WHEREAS, in that City Planning Commission has accepted said plat, it is now the intention and desire of this Council to dedicate said subdivision to public use.

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

SECTION 1: That the designated area as shown on the plat of the Tall Timbers 3<sup>rd</sup> Addition to the City of Findlay, Ohio, be and the same is hereby accepted by this Council and is dedicated to public use (*legal description attached as Exhibit A*).

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_



ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING  
Findlay, OH · 3200 N. Main Street · 419-423-5630

LEGAL DESCRIPTION:

Situated in the City of Findlay, County of Hancock, State of Ohio and being Lot #3 of the Tall Timbers 3rd Addition and a part of the Northeast Quarter of Section 4, Township 1 North, Range 11 East, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box with a punch hole found marking the northeast corner of the Northeast Quarter of said Section 4;

Thence along the east line of said Northeast Quarter, also being the centerline of County Road No. 236 (R/W Varies), S 00°16'42" W, a distance of 990.07 feet to a Nail Shank found;

Thence along the south line of the Amended Final Plat of Tall Timbers 2nd/ Addition, as recorded in Plat Book 21, Page 88 of the Hancock County Records, and extended N 89°03'48" W, a distance of 919.49 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap at the northwest corner of a tract of land conveyed to JDP Ventures, LLC in Volume 2271, Page 1261 of the Hancock County Records and marking the PRINCIPAL POINT OF BEGINNING;

Thence along the west line of said JDP tract, S 00°16'42" W, a distance of 1105.83 feet to a 1/2" Bent Rebar found at the southwest corner of said tract, and on the north line of a tract of land conveyed to Michael J. Gardner, 2011 Marital Trust #1 as recorded on Volume 2514, Page 1959 of the Hancock County Records;

Thence along the north line of said Gardner tract, N 88°30'33" W, a distance of 820.36 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 00°16'42" E, a distance of 669.43 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 38°24'47" W, a distance of 230.75 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence S 89°03'48" E, a distance of 87.35 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

Thence N 00°56'12" E, a distance of 250.00 feet to a 1" x 30" Rebar Set with 2" Aluminum Cap;

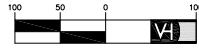
Thence S 89°03'48" E, a distance of 874.26 feet to the PRINCIPAL POINT OF BEGINNING,

And containing 21.360 acres of land, more or less, all being subject to any prior easements of record, or otherwise.

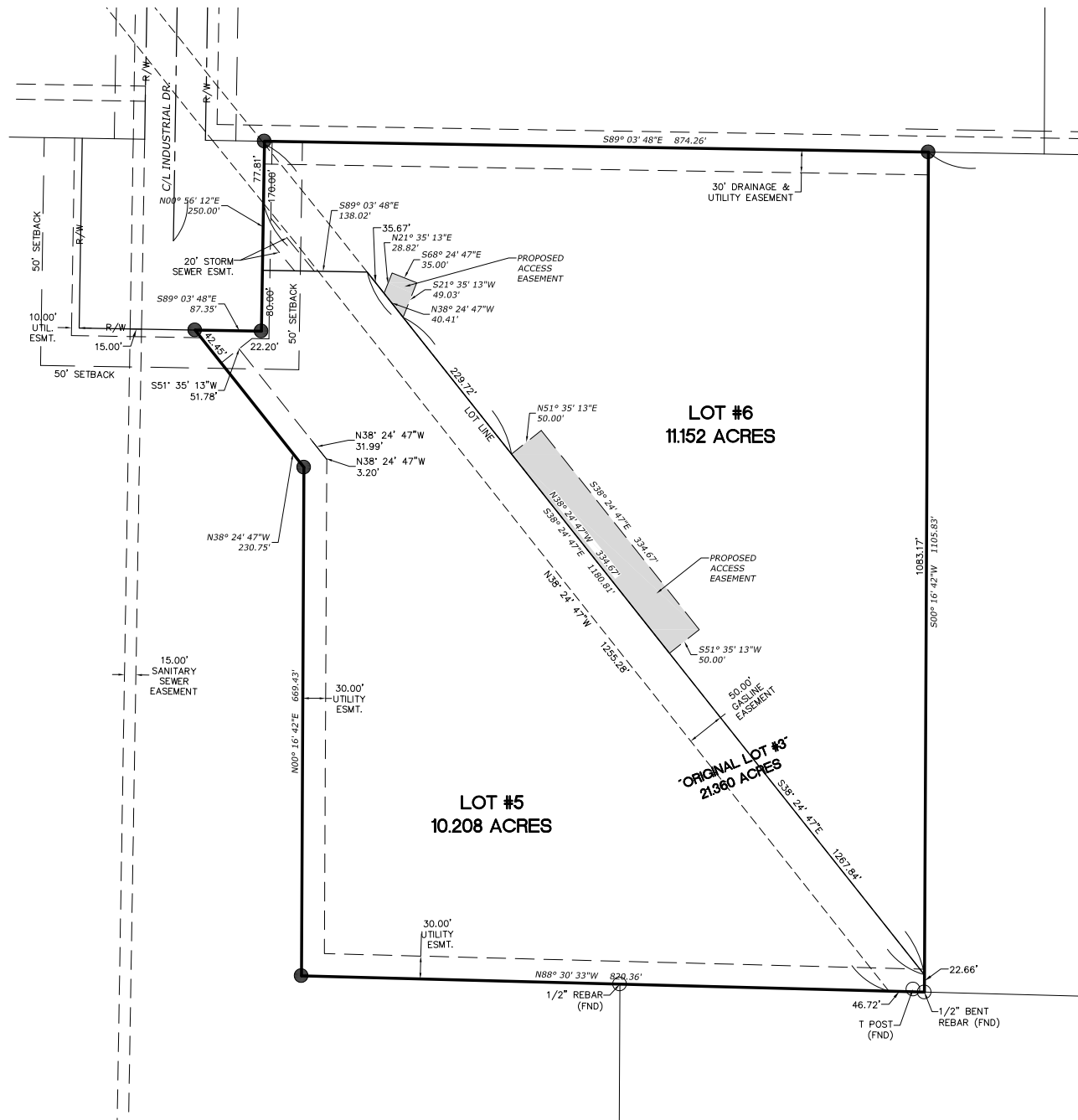
Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced above are ground distances.

# Replat of Lot #3 of the TALL TIMBERS 3RD ADDITION

BEING A PART OF THE NE 1/4 SECTION 4, T1N, R11E,  
CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO.  
21.360 ACRES



( IN FEET )  
1 inch = 100 ft.



PREPARED FOR:  
REINGARD ENTERPRISES LLC  
409 S. MAIN ST.  
FINDLAY, OHIO 45840  
DATE: MARCH 11, 2024

PREPARED BY  
VAN HORN, HOOVER  
& ASSOCIATES, INC.  
SURVEYING & ENGINEERING  
3200 N. MAIN ST.  
FINDLAY, OHIO 45840  
(419)423-5630  
EMAIL: info@VanHornHoover.com

● = 1"x30" Rebar Set  
with 2" Aluminum Cap

○ = Found PK Nail  
▲ = Found RR Spike  
○ = Found Iron Pin

NOTE: All bearings are based on published Ohio North 3401 Zone State Plane Coordinate System using NGS Monument Designation WILSON (PID#AA7366) as the control point, and observed in June of 2003 using Trimble 4800 GPS Receivers with TSC1 Controller, Real Time Kinematic Method.

**ORDINANCE NO. 2024-045**

**AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).**

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

SECTION 1: That the following described parcel:

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

Parcel No. 020001030154. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classification to I-1 Light Industrial zoning classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to I-1 Light Industrial 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 \_\_\_\_\_

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 Findlay, OH • 3200 N. Main Street • 419-423-5630

VAN HORN



HOOVER

**LEGAL DESCRIPTION**

Pt. of the SW1/4, Section 32, T2N, R11E,  
 Allen Township, Hancock County,  
 State of Ohio

**77.808 Acres****Buchanan Annexation**

Situated in Allen Township, County of Hancock State of Ohio and being a part of the Southwest Quarter of Section 32, Township 2 North, Range 11 East, a Parcel of Land bounded and described as follows:

Beginning at a Railroad Spike found marking the northwest corner of the east half of the Southwest Quarter of Section 32, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the north line of said Southwest Quarter, also being the centerline of Township Road 99 (Variable R/W), S 88°36'07" E, a distance of 898.44 feet to a point marking the northwest corner of a Parcel of Land previously conveyed to John A. Heuerman, as per OR 2565, Page 5782 of the Hancock County deed records;

Thence along the west line of said Heuerman Parcel, S 00°54'35" W, a distance of 208.72 feet to the southwest corner of said Heuerman Parcel;

Thence along the south line of said Heuerman Parcel and as extended easterly, S 88°36'07" E, a distance of 417.44 feet to a point on the east line of the Southwest Quarter of said Section 32 and marking the southeast corner of a Parcel of Land previously conveyed to Jason W. and Amy S. Niese, as per OR 2597, Page 3196 of the Hancock County deed records;

Thence along the east line of said Southwest Quarter, also being the centerline of Township Road 230 (Variable R/W), S 00°54'35" W, a distance of 2435.64 feet to a point marking the southeast corner of the Southwest Quarter of said Section 32 and being on the City of Findlay Corporation Line;

Thence along the south line of the Southwest Quarter of said section 32, and along said Corporation Line, N 88°17'26" W, a distance of 1317.20 feet to a point;

Thence crossing County Road 212 and along the east line of a Parcel of Land previously conveyed to Wells Fargo Bank Northwest, National Association, as per OR 2108, Page 559 of the Hancock County deed records, N 00°56'12" E, a distance of 2637.19 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 77.808 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

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





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**LEGAL DESCRIPTION**

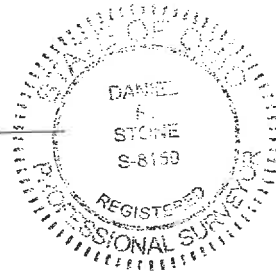
Pt. of the SW1/4, Section 32, T2N, R11E,  
Allen Township, Hancock County,  
State of Ohio  
**77.808 Acres**

**Buchanan Annexation**

(Cont.)

This description was prepared in accordance with a Field Survey performed in June 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 31.06.2023



Survey and Legal Description by:

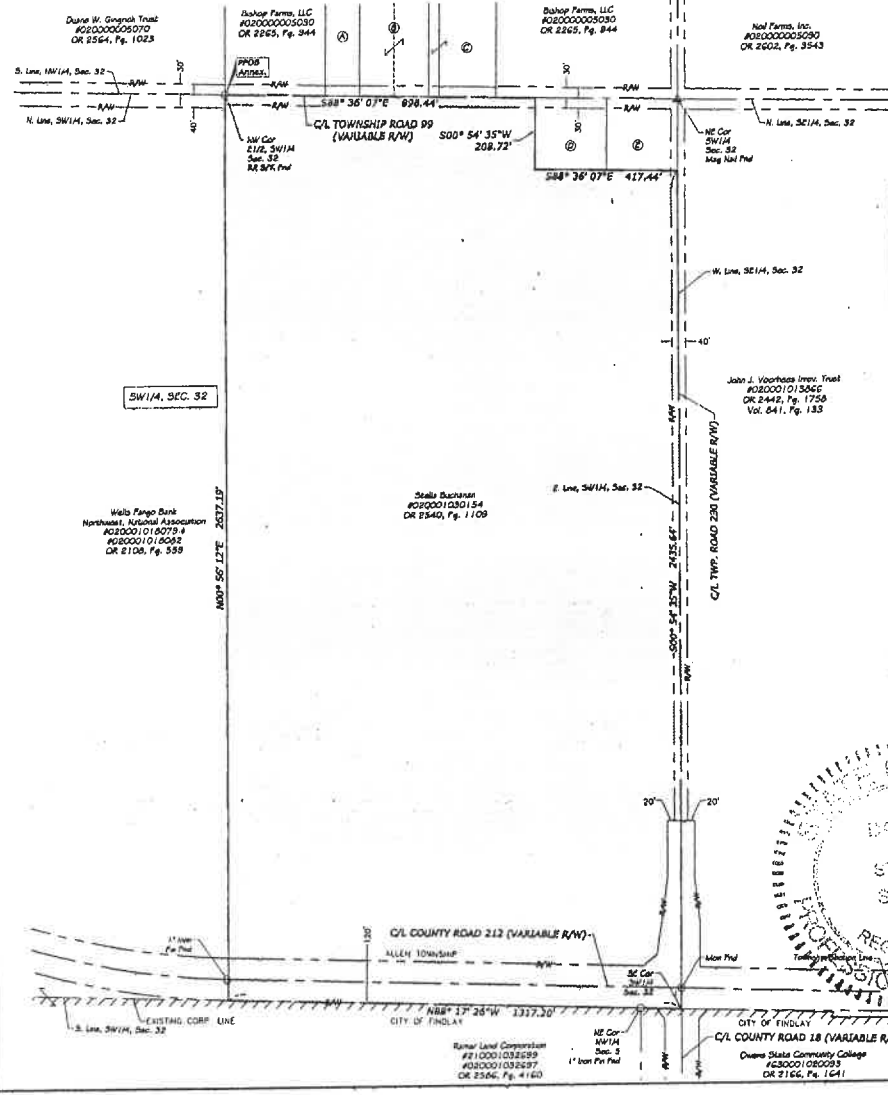
Daniel Stone

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

EXHIBIT "B"

# BUCHANAN ANNEXATION

Being a part of the Southwest Quarter of Section 32, T2N, R11E,  
Allen Township, County of Hancock, State of Ohio  
77.808 Acres



OWNER	DEED BOOK/PAGE	PARCEL #
A) 3 in 1 Investments, LLC	OR 2603, Pg. 2486	02000005040
B) Sharon L. Croy Rev. Trust	OR 2146, Pg. 875	02000005050
C) Larry C. Yantle	Vol. 1832, Pg. 263	020001009737
D) John A. Heuerman	Vol. 1832, Pg. 263	020001009738
E) Jason W. & Amy S. Niese	OR 2565, Pg. 5782	02000004990
	OR 2597, Pg. 3196	02000005010

OWNER	PARCEL #	ANNEX ACRES	REMAINING ACRES
Stella Buchanan	020001030154	73.664	0.000
COUNTY ACQUIRED ROAD RIGHT-OF-WAY		4.144	N/A
<b>TOTAL</b>		<b>77.808</b>	<b>N/A</b>

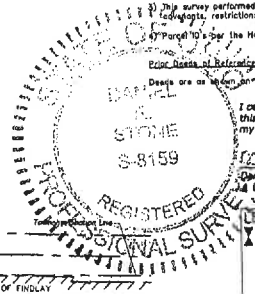
THE ACREAGE SHOWN ON THE SURVEY REFLECT THE SURVEYED ACRES,  
NOT THE RECORDED/DEED ACRES.

ANNEXATION AREA = 77.808 ACRES

- Surveyor's Note:**
- This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network, connecting site to the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES, unless shown otherwise (SI, DI, etc.).
  - Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011).
  - This survey performed without the benefit of a Title Report, and may not show all recorded easements, encroachments, restrictions or otherwise, if any. Field work performed in June 2023.
  - Parcel ID's per the Hancock County Auditor's website, at the time of this survey.

**Prior Records of Reference:**  
Deeds or as shown on the plot of survey.

I certify that on 31. AUG. 2023  
this survey was performed and completed by myself or under  
my direct supervision.  
*Daniel R. Stone*  
Daniel R. Stone, P.E., P.S. Registered Surveyor #8159  
A Legal Description has been prepared in accordance with this Survey.



- LEGEND**
- Section Corner, as described
  - PCB Principal Point of Beginning
  - R/W Road Right-of-Way
  - (S) Prior Survey(s) of Record
  - (D) Prior Deed(s) of Record
  - (C/L) Cornerline
  - (L) Dimension Leader
  - (H) Land Hook
  - (S/L) Stake in Line
  - (P) Property Line
  - (D) Dead distance
  - SET 5/8" x 30" Rebar, marked with Orange Plastic Cap "VHUA 8159"
  - SET Wood Nail
  - Found Wood Nail
  - Found Copied Rebar, Name or RLS#
  - Found as described
  - Calculated distance
  - Measured distance
  - Piceted distance

## Van Horn Hoover

& Associates, Inc.

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(419) 423-5630

www.VanHornHoover.com

E-Mail:  
Info@VanHornHoover.com

( IN FEET )  
1 inch = 200 ft.

PREPARED FOR:  
**The City of Findlay**

Pt. SW1/4,  
Section 32, T2N, R11E,  
Allen Township,  
County of Hancock,  
State of Ohio

Township Road 230 and  
County Road 212

REVISIONS	
MARK	DATE DESCRIPTION

PLOTSCALE: 1:1

DRAWN: PCE	CHECKED: DRG
------------	--------------

DRAWING SCALE: 1" = 200'

DATE: August 31, 2023

JOB NUMBER: L:\proj\2023\2023B-buchanan.dwg

SHEET NUMBER: Sheet 1 of 1