

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

APRIL 16, 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 April 2, 2024 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS: none

PETITIONS: none

ORAL COMMUNICATIONS: none

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Findlay Police Department Activities Report – March 2024.

City Income Tax Monthly Collection Report – March 2024.

Findlay Fire Department Activities Report – March 2024.

Police Captain Hendren – FFY2025 Impaired Driving Enforcement Program (IDEP)/Selective Traffic Enforcement Program (STEP) grant

The Ohio Traffic Safety Office has selected the Findlay Police Department as an eligible agency to apply for the FFY2025 Impaired Driving Enforcement Program (IDEP)/Selective Traffic Enforcement Program (STEP) grant. The application deadline for this grant is Thursday, May 23, 2024. The purpose of this grant application is to secure funding for Officers to conduct High Visibility Enforcement (HVE) which is a universal traffic safety approach designed to create deterrence and change in unlawful traffic behaviors. HVE combines highly visible and proactive law enforcement targeting a specific traffic safety issues. This grant does not require any match and is designed to reimburse overtime expenditures up to seven hundred (700) hours for conducting HVE patrols related to impaired driving and prevention of fatal/serious injury crashes. Legislation authorizing the application of this grant at the April 16, 2024 City Council meeting. An appropriation request will follow at a future date if notice of award of this grant is received. Ordinance No. 2024-048 was created.

Police Chief Mathias – Ohio Attorney General Law Enforcement Continuing Professional Training Grant

The City of Findlay Police Department received fifty-three thousand nine hundred fourteen dollars and fifty-five cents (\$53,914.55) check from the State of Ohio that will be deposited to the ORC Police Department Required Training Project. These funds will be used to fund outside training for Police Offers. Legislation to be appropriated from the Ohio Attorney General Law Enforcement Continuing Professional Training Grant to the Findlay Police Department Training Program is requested. Ordinance No. 2024-049 was created.

FROM:	Ohio Attorney General Law Enforcement Continuing Professional Training Grant	\$ 53,914.55
TO:	2024 ORC Required PD Training	\$ 53,914.55

City Engineer Kalb – small waterline upgrades, project no. 35723800

As authorized by Ordinance No. 2023-093, a bid opening was held for this project on April 5, 2024. Bids were received from four (4) potential contractors with the bid amounts ranging from \$909,982.23 to \$1,146,777.50. The lowest and best bid was received from Hohenbrink Excavating, LLC of Findlay, Ohio. All of the received bids were under the Engineer’s estimate of \$1,069,630.00. \$505,000.00 was previously appropriated to the project to account for advertising and to appropriate the CDBG funds. An additional appropriation is now needed to cover the City’s portion of the construction cost, appropriate the allocated monies from the Revolving Loan Fund, and contingency for the project. Legislation to appropriate and transfer funds for the capital expenditures is requested. Ordinance No. 2024-050 was created.

FROM:	Water Fund	\$ 181,600.00
TO:	Small Waterline Upgrades, <i>Project No. 35723800</i>	\$ 181,600.00
FROM:	Revolving Loan Fund (RLF)	\$ 300,000.00
TO:	Small Waterline Upgrades, <i>Project No. 35723800</i>	\$ 300,000.00

City Engineer Kalb – Project Hat Trick, Project No. 35631500 de-appropriation of funds

As discussed in previous City Council meetings and WATER AND SEWER COMMITTEE meetings, the original scope of work for Project Hat Trick included the installation of a 16-inch waterline on the east side of Township Road 230. As the City of Findlay Engineering Department worked with Sheetz through their process needs, it was identified that the extension of the 16-inch waterline would not fit their operational pressure requirements. Since this line would not have any services off it, it was ultimately decided to not install the waterline as part of this project. To ensure there is a location for a future waterline, a waterline corridor has been established in the roadway plans. Legislation to de-appropriate funds is requested. Ordinance No. 2024-051 was created.

FROM:	Project Hat Trick, <i>Project No. 35631500</i>	\$ 900,000.00
TO:	Water Fund	\$ 900,000.00

Hancock Regional Planning Commission Grant Administrator Kaysie Penzinski – CDBG Flexible Grant Program application 2024 – Miracle Field

The Hancock Regional Planning Commission respectfully requests an ordinance authorizing the Mayor to execute the necessary grant application and agreements in support of the City of Findlay’s application to the CDBG Flexible Grant Program for the Miracle Field Equipment Trail Project. This Miracle Field Project will install accessible equipment stations around the Miracle Field complex to support exercise and rehabilitation for adults with disability, and will also be ideal for seniors with limited mobility. Legislation to be passed through emergency procedures and by waiving the three (3) reading requirements due to the unexpected nature of the available grant funds, and the subsequent expedited application timeline. The City of Findlay was notified on Monday, March 11, 2024 at 4:00pm that unexpected grant funds were being made available through the Ohio Department of Development (ODOD). A notice of the available funds was sent to over one hundred (100) non-profits in Hancock County, and that sixteen (16) preapplications from a variety of organizations, as well as the City of Findlay and local villages were submitted to the Ohio Department of Development for review on March 15, 2024. ODOD selected Miracle Field for a full application on April 2, 2024 with the completed application due by May 2, 2024. Ordinance No. 2024-052 was created.

City Planning Commission staff report – April 11, 2024; **agenda** – April 11, 2024; **minutes** – March 14, 2024

Precipitation and Reservoir levels report – first quarter 2024 (January-March).

Hancock Regional Planning Commission Grant Administrator Kaysie Penzinski – CHIP 2024 Program

The Hancock Regional Planning Commission and the Great Lakes Community Action Partnership are applying for CHIP 2024 behalf of Hancock County in partnership with the City of Findlay. The Community Housing Impact and Preservation (CHIP) 2024 Program will provide \$750,000.00 in grant funding to the community to put towards housing related activities including emergency home repair and remodeling for low and moderate income persons. Attached is the partnership agreement that is required to be executed between the City and County. In addition to the necessary legal counsel and signatures, it is required that a resolution be passed approving the agreement. Legislation authorizing the Mayor to enter into a partnership with Hancock County in order to apply for a combined CHIP application is requested. Ordinance No. 2024-053 was created.

Service-Safety Director Martin - insurance payment for repairs of a Police Department vehicle from an accident

The City of Findlay has received payment for the repair of a vehicle from an accident from the City’s insurance company in the amount of two thousand eighty-one dollars and eighty-six cents (\$2,081.86) that has been deposited in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2024-054 was created.

FROM: General Fund	\$ 2,081.86
TO: Police Department #21012000-other	\$ 2,081.86

A set of summary financial reports for March 31, 2024:

- Summary of Year-To-Date Information as of March 31, 2024
- Financial Snapshot for General Fund as of March 31, 2024
- Open Projects Report as of March 31, 2024
- Cash & Investments as of March 31, 2024

Board of Zoning Appeals minutes – March 14, 2024.

Findlay Municipal Court Activities Report – March 2024.

Service-Safety Director Martin – Union negotiation process

The Unions and Administration are initiating the negotiation process very soon for the contract term beginning January 1, 2025. The Administration will provide City Council frequent updates during the process as it progresses towards a mutually agreed upon contract. Recently, there was questions brought up regarding Council’s involvement in the negotiations. There is no City policy dictating a Councilmember be involved. Additionally, there is sited case law from the State Employment Relations Board (SERB) identifying that involvement by an Ohio City Council was found to be unfair labor practice that resulted in legal action against that Council. The Administration will continue to take the lead in the negotiations and keep Council, and other necessary parties, informed as needed. The City of Findlay has been fortunate in that years of trust and working partnerships the Union negotiations have been able to avoid utilizing outside legal counsel and have resulted in reasonable and fair contracts for Union members, as well as the implementation of a predictable and transparent wage structure for all City employees.

COMMITTEE REPORTS:

The **WATER AND SEWER COMMITTEE** met on April 1, 2024 to determine policies and procedures for instituting utility billing rate changes.

We recommend:

- *Scheduling another meeting to finalize recommendations to the full Council for polices & procedures for instituting utility billing rate changes.*

- *Service Safety Director Martin & Council Representative Russel recommendation changes to the Water Rules & Stormwater Rules that would implement the Committee's recommendations for instituting utility billing rate changes.*

The **WATER AND SEWER COMMITTEE** met on April 1, 2024 to discuss the West Park sanitary projects.

We recommend:

- *Go to bid for the sanitary projects on Tappan Street & Newell Street serving six houses with an estimated cost of \$420,000*
- *Waive tap fees for owners of the eight affected properties on Tappan St, Newell St. & Lima Ave.*
- *Work with Hancock Public Health and Hancock Regional Planning Commission to secure financial assistance, as needed, for owners of the eight affected properties on Tappan St, Newell St. & Lima Ave.*
- *Direct City Engineer to work with the property owners of 1601 & 1739 Lima Avenue to establish a plan for connections to city sanitary sewers from these properties*

An **AD HOC COMMITTEE** met on April 9, 2024 to continue discussions from the March 13, 2024 and March 26, 2024 Ad-Hoc Committee meetings on reviewing the 2024-2025 Council Rules of Procedure.

We recommend the adoption of the attached changes to the rules or procedure for City Council meetings.

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss the purchase of a new fire truck.

We recommend approval of one million six hundred thousand dollars (\$1,600,000.00) for a new sutphen fire truck and equipment, and the signing of the associated contract. Ordinance No. 2024-057 was created.

LEGISLATION:

RESOLUTIONS: none

ORDINANCES:

ORDINANCE NO. 2024-037 requires three (3) readings **third 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 **third 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 **third 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 CODIFED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-040 *(YMCA vacation)* requires three (3) readings **second 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. 2024-042 requires three (3) readings

second 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 *second reading*

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO 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 3rd Addition subdivision plat)* requires three (3) readings *second 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 *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 ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).

ORDINANCE NO. 2024-046 requires three (3) readings

second reading

(Sheetz/Hat Trick/Buchanan annexation – accept and approve)

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R11E, A TRACT OF LAND CONSISTING OF 77.808 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE COUNTY ROAD 230/212 (SHEETZ/HAT TRICK/BUCHANAN ANNEXATION)).

ORDINANCE NO. 2024-048 requires three (3) readings

first reading

(FFY2025 Impaired Driving Enforcement Program/Selective Traffic Enforcement Program)

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO A GRANT AGREEMENT WITH THE OHIO TRAFFIC SAFETY OFFICE IN ORDER TO RECEIVE FUNDS FOR THE FFY2025 IMPAIRED DRIVING ENFORCENET PROGRAM (IDEP)/SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP), TO BE UTILIZED BY THE CITY OF FINDLAY POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-049 requires three (3) readings

first reading

(Ohio Attorney General Law Enforcement Continuing Professional Training Grant)

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-050 *(small waterline upgrades)* requires three (3) readings

first reading

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-051 *(Project Hat Trick de-appropriation of funds)* requires three (3) readings

first reading

AN ORDINANCE DE-APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-052 requires three (3) readings

first reading

(CDBG flexible grant program application 2024 – Miracle Field)

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATIONS AND AGREEMENTS TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FLEXIBLE GRANT PROGRAM FOR THE MIRACLE FIELD EQUIPMENT TRAIL PROJECT, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-053 requires three (3) readings

first reading

(Community Housing Impact and Preservation 2024 Program)

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

ORDINANCE NO. 2024-054 requires three (3) readings

first reading

(insurance payment for repairs of a Police Department vehicle from an accident)

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-055 (continue Workers Compensation programs) requires three (3) readings

first reading

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

ORDINANCE NO. 2024-056 (approve 2023 ordinances & resolutions changes) requires three (3) readings

first reading

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-057 (purchase of new fire truck) requires three (3) readings

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PURCHASE AGREEMENT WITH SUTPHEN CORPORATION FOR THE PURCHASE OF A NEW FIRE TRUCK UTILIZING THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM, AND ASSOCIATED EQUIPMENT FROM VARIOUS VENDORS, TO BE UTILIZED WITHIN THE CITY OF FINDLAY, OHIO FIRE DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

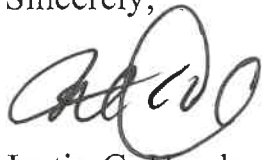
NEW BUSINESS

April 2, 2024

Honorable Council:

Attached are the Findlay Police Department activity stats
for March 2024.

Sincerely,



Justin G. Hendren
Captain



Monthly Collection Report to Findlay Council

March 2024

Total collections for March 2024: \$2,371,759.37

	2024	2023	Variance
	<u>Year-to-date</u>	<u>Year-to-date</u>	
Withholders	6,209,649.01	5,242,074.80	967,574.21
Individuals	736,278.18	776,660.03	-40,381.85
Businesses	<u>374,176.72</u>	<u>410,628.87</u>	<u>-36,452.15</u>
Totals	7,320,103.91	6,429,363.70	890,740.21
			13.85%

Actual & Estimated Past-due Taxes

Withholders	596,897.22
Individuals	3,331,705.66
Businesses	<u>250,580.77</u>
Total	4,179,183.65

Actual and Projected Revenue

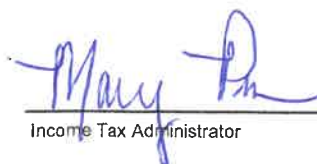
	2024	Percentage	Amount	Percentage	2024
	<u>Actual</u>	<u>of Projection</u>	<u>to Meet</u>	<u>to Meet</u>	<u>Projected</u>
	<u>Year-to-date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	<u>Year End</u>
Withholders	6,209,649.01	28.75%	15,390,350.99	71.25%	21,600,000.00
Individuals	736,278.18	23.37%	2,413,721.82	76.63%	3,150,000.00
Businesses	<u>374,176.72</u>	8.32%	<u>4,125,823.28</u>	91.68%	<u>4,500,000.00</u>
Totals	7,320,103.91	25.03%	21,929,896.09	74.97%	29,250,000.00

Refunds Paid

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	16	29	4,419.65	6,770.29
Individuals	193	362	108,348.01	209,231.45
Businesses	<u>15</u>	<u>19</u>	<u>23,789.29</u>	<u>26,164.34</u>
Totals	224	410	136,556.95	242,166.08

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	2	4	792.17	925.79
Individuals	75	138	14,504.52	31,446.84
Businesses	<u>2</u>	<u>32</u>	<u>3,683.00</u>	<u>38,891.01</u>
Totals	79	174	18,979.69	71,263.64

 4/1/2024
Income Tax Administrator Date

Receipt Summary Report

4/1/2024 6:23:10 AM

FINDLAY User: MEP

From 3/1/2024 to 3/31/2024 by Deposit Date Monthly

Date	Net Profit	Individual	Tot Returns	Withholding	Total	Year To Date Totals				
						Net Profit	Individual	Tot Returns	Withholding	Total
03/2024	FINDLAY									
	214	1462	1676	1782	3458	370	2908	3278	6472	9750
	256,789.84	360,299.21	617,089.05	1,755,120.85	2,372,209.90	374,504.44	736,277.46	1,110,781.90	6,209,772.54	7,320,554.44
03/2023	FINDLAY									
	243	1510	1753	2424	4177	408	3100	3508	8889	12397
	299,912.73	362,270.19	662,182.92	1,579,161.20	2,241,344.12	410,689.87	786,562.08	1,197,251.95	5,250,699.43	6,447,951.38
Difference	FINDLAY									
	-29	-48	-77	-642	-719	-38	-192	-230	-2417	-2647
	-43,122.89	-1,970.98	-45,093.87	175,959.65	130,865.78	-36,185.43	-50,284.62	-86,470.05	959,073.11	872,603.06
	-14.38%	-0.54%	-6.81%	11.14%	5.84%	-8.81%	-6.39%	-7.22%	18.27%	13.53%

By Method

03/2024	Check	Cash	Credit Crd	Money Ord	Lockbox	OBG	Other	Total
FINDLAY								
	1,984,530.37	12,562.86	59,023.64	6,328.83	0.00	308,547.02	1,217.18	2,372,209.90
TOTALS								
	1,984,530.37	12,562.86	59,023.64	6,328.83	0.00	308,547.02	1,217.18	2,372,209.90

Findlay Income Tax Department

Monthly Collections Report

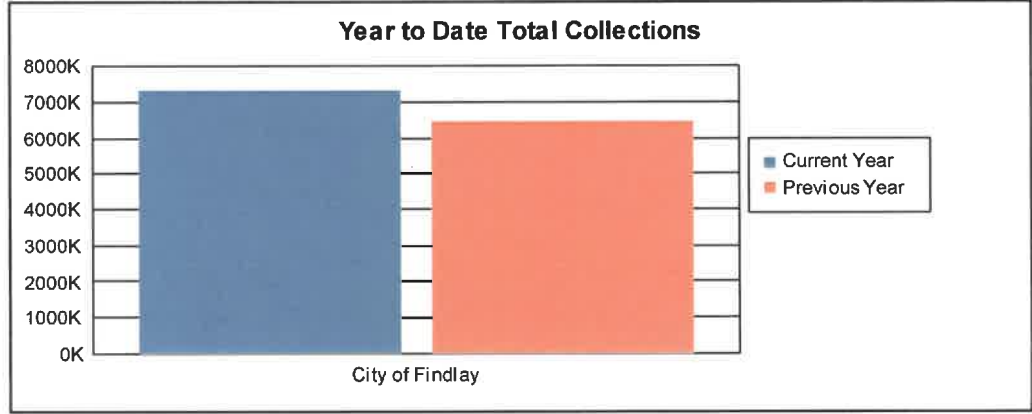
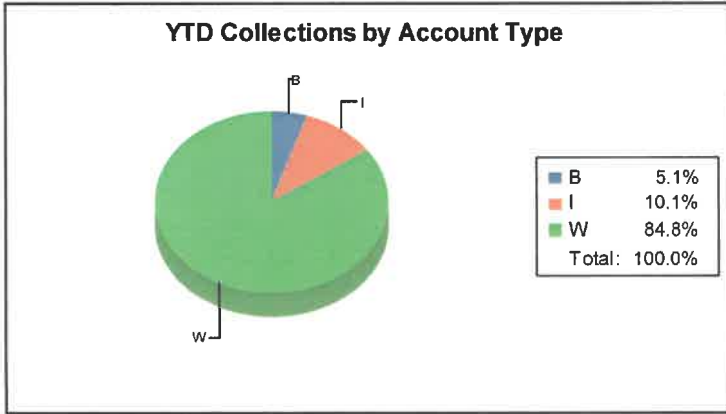
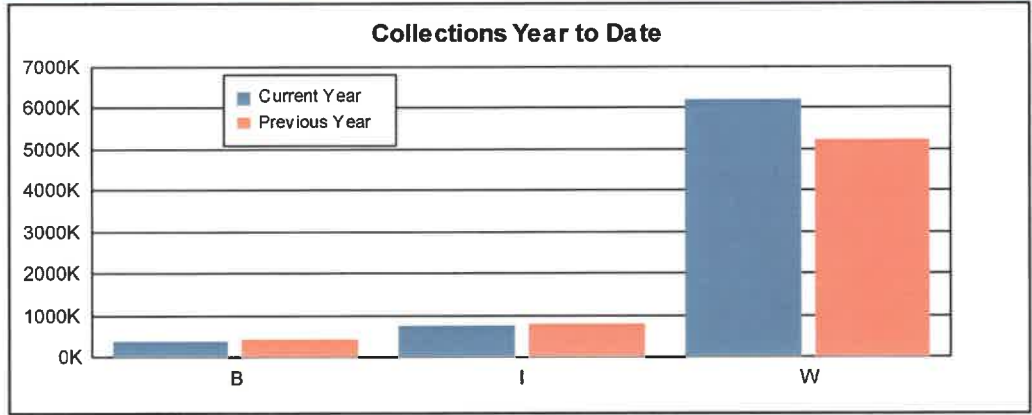
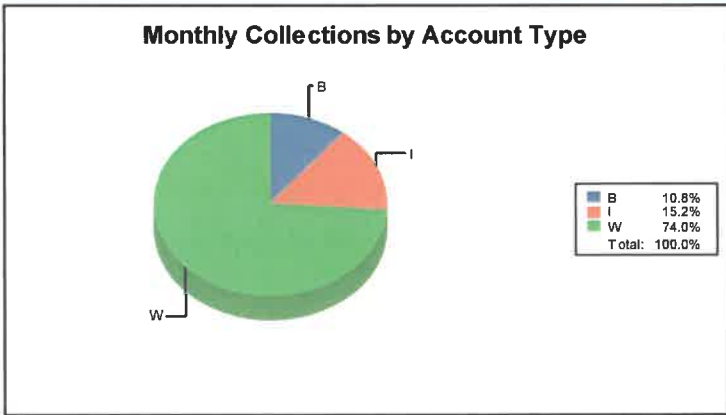
Monday, April 1, 2024

6:23:02AM

For Period March 1, 2024 through March 31, 2024

City of Findlay

Account Type	Monthly Total	2024 Year to Date	2023 Year to Date	Increase (Decrease)	% Change	2024 Month to Date	Previous Year(s) Month to Date
W	1,754,905.45	6,209,649.01	5,242,074.80	967,574.21	18.46	1,750,399.76	4,505.69
I	360,235.36	736,278.18	776,660.03	-40,381.85	-5.20	45,629.54	314,605.82
B	256,618.56	374,176.72	410,628.87	-36,452.15	-8.88	85,388.26	171,230.30
Totals:	2,371,759.37	7,320,103.91	6,429,363.70	890,740.21	13.85	1,881,417.56	490,341.81



City of Findlay

Christina M. Muryn, Mayor

POLICE DEPARTMENT

James Mathias, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

www.findlayohio.com

April 9, 2024

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The Ohio Traffic Safety Office has selected the Findlay Police Department as an eligible agency to apply for the FFY2025 Impaired Driving Enforcement Program (IDEP)/ Selective Traffic Enforcement Program (STEP) grant. The application deadline for this grant is Thursday, May 23, 2024.


The purpose of this grant application is to secure funding for officers to conduct High Visibility Enforcement (HVE), which is a universal traffic safety approach designed to create deterrence and change in unlawful traffic behaviors. HVE combines highly visible and proactive law enforcement targeting a specific traffic safety issue.

This grant does not require any match and is designed to reimburse overtime expenditures, up to seven hundred (700) hours, for conducting HVE patrols related to impaired driving and prevention of fatal/serious injury crashes.

I am requesting that the Council approve legislation authorizing the application of this grant at your April 16, 2024 meeting. An appropriation request will follow at a future date if we receive notice of award of this grant.

Thank you for your consideration.

Respectfully,



Justin Hendren
Police Captain

City of Findlay

Christina M. Muryn, Mayor

POLICE DEPARTMENT

James Mathias, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

www.findlayohio.com

April 10, 2024

Robert Martin, BSN, MBA
Service-Safety Director
City of Findlay
Findlay, Ohio 45840

Re: Appropriation of Funds

Robert,

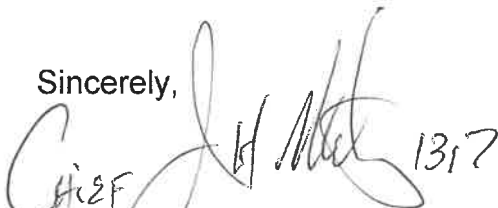
The Police Department received a \$53,914.55 check from the State of Ohio that will be deposited to the ORC Police Department Required Training Project. These funds will be used to fund outside training for our officers.

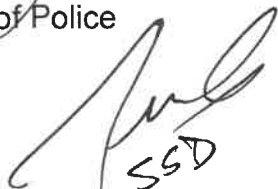
I respectfully request the amount of \$53,914.55 be appropriated from the Ohio Attorney General Law Enforcement Continuing Professional Training Grant to the Findlay Police Department Training Program as follows:

FROM: Ohio Attorney General Law Enforcement Continuing Professional Training Grant	\$53,914.55
TO: 2024 ORC Required PD Training (project 31940600)	\$53,914.55

Thank you for your consideration in this matter. If you should have any further questions please let me know.

Sincerely,


1317
Chief of Police
James H. Mathias
Chief of Police


SSD



CHRISTINA M. MURYN, MAYOR

ENGINEERING DEPARTMENT

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

April 10, 2024

RE: Small Waterline upgrades, Project No. 35723800

Dear Council Members:

As authorized by Ordinance No. 2023-093, a bid opening was held for the above referenced project on April 4, 2024. Bids were received from four (4) potential contractors with the bid amounts ranging from \$909,982.23 to \$1,146,777.50. The lowest and best bid was received from Hohenbrink Excavating, LLC of Findlay, Ohio. All of the received bids were under the Engineer's Estimate of \$1,069,630.

Previously, an amount of \$505,000.00 was appropriated to the project to account for advertising and to appropriate the CDBG funds. At this time, an appropriation is needed to cover the City's portion of the construction cost, appropriate the allocated monies from the Revolving Loan Fund and provide a contingency for the project.

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

From: Water Fund	\$181,600	
To: Small Waterline Upgrades, Project No. 35723800		\$181,600
From: Revolving Loan Fund (RLF)	\$300,000	
To: Small Waterline Upgrades, Project No. 35723800		\$300,000

Sincerely,

Jeremy Kalb, PE
City Engineer

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING
DEPARTMENT

JEREMY D. KALB, P.E.
City Engineer

Honorable City Council
Findlay, OH 45840

April 10, 2024

RE: Project Hat Trick, Project No. 35631500
Deappropriation of Funds

Dear Council Members:

As discussed in previous Council and Water & Sewer Committee meetings, the original scope of work for Project Hat Trick included the installation of a 16-inch waterline on the east side of Township Road 230. As the Engineering Department worked with Sheetz through their process needs, it was identified that the extension of the 16-inch waterline would not fit their operational pressure requirements. Since this line would not have any services off of it, it was ultimately decided to not install the waterline as part of this project. To ensure we have a location for a future waterline, a waterline corridor has been established in the roadway plans.

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

FROM:	Project Hat Trick, Project No. 35631500	\$ 900,000
To:	Water Fund	\$ 900,000

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



April 10, 2024

Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

RE: CDBG Flexible Grant Program Application 2024 – Miracle Field

Honorable Members of Council:

The Hancock Regional Planning Commission respectfully requests an ordinance authorizing the Mayor to execute the necessary grant application and agreements in support of the City of Findlay's application to the CDBG Flexible Grant Program for the Miracle Field Equipment Trail Project. This Miracle Field Project will install accessible equipment stations around the Miracle Field complex to support exercise and rehabilitation for adults with disability, and will also be ideal for seniors with limited mobility.

We respectfully request that this legislation be passed through emergency procedures, and the three readings requirement be waived due to the unexpected nature of the available grant funds, and the subsequent expedited application timeline.

The City of Findlay was notified on Monday, March 11, 2024 at 4pm that unexpected grant funds were being made available through the Ohio Department of Development (ODOD). A notice of the available funds was sent to over 100 non-profits in Hancock County, and 16 preapplications from a variety of organizations, as well as the City and local Villages, were submitted to the Ohio Department of Development for review on March 15, 2024. ODOD selected Miracle Field for a full application on April 2, 2024, with the completed application due by May 2, 2024.

If you have further questions about this request, or the nature of the expedited timeline, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kaysie Penzinski".

Kaysie Penzinski
Grant Administrator, HRPC

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT April 11, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
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, 1st floor of Municipal Building
April 11, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS – FOR THE JUNE 13, 2024 MEETING

1. APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street.
2. APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon.
3. APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.
4. APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street.
5. APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, April 11, 2024– 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street.**

CPC STAFF

General Information

This request is located on the north side of George Street near the intersection with Cedar Avenue. This parcel is located in a neighborhood of R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

This parcel is currently vacant and had previously been attached to 226 George Street.

Staff Analysis

The applicant has requested to construct a duplex on the vacant property. This neighborhood has an abundance of duplexes and triplexes, so staff does not have concerns about fit with the surrounding area.

The applicant is proposing a wide driveway entrance that leads to a parking area that can accommodate the required four (4) parking spaces for a duplex. There would be a two-story duplex on the site, which would be able to meet the setbacks for the R-3 district. Elevations of the proposed structure were included with the application.

Staff does not approve of the house being pushed to the rear of the property with parking in front. Compared to the surrounding neighborhood, the building line is out of place, and all the duplexes in the area have parking in the rear. Staff would recommend shifting the housing to the front of the site, with a narrower driveway leading to parking in the rear.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street with the following condition:**

- **Place the house in the front of the site, with parking in the rear**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

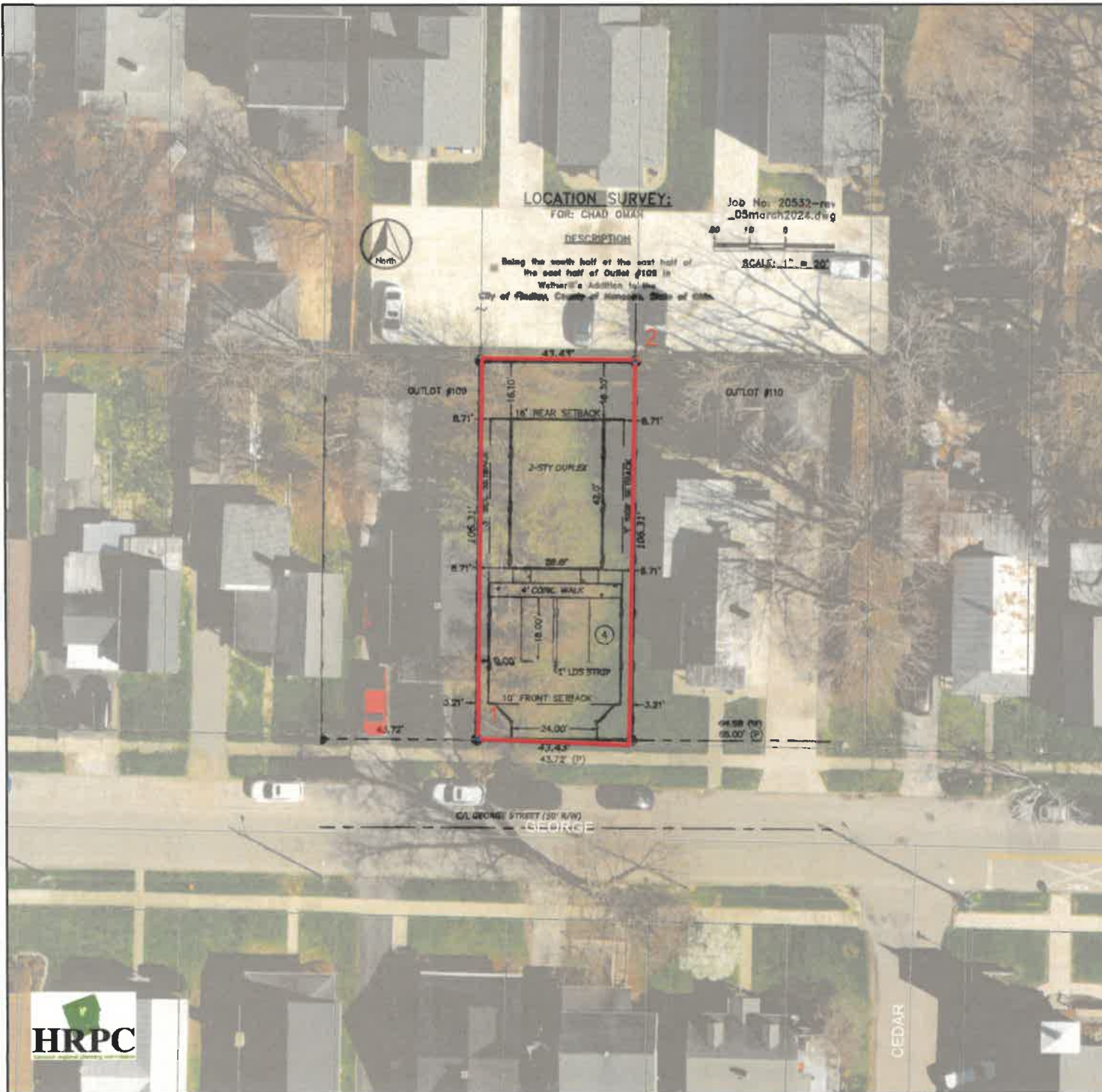
RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street with the following condition:**

- **Place the house in the front of the site, with parking in the rear**

CU-02-2024

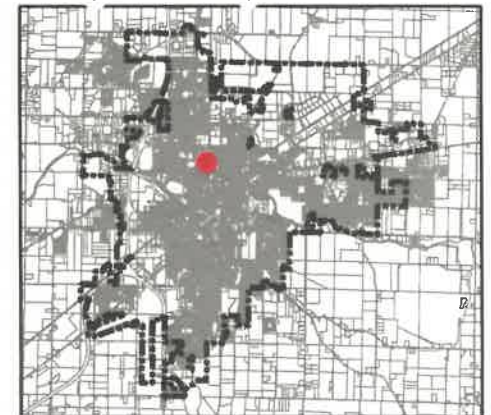
APPLICATION FOR
CONDITIONAL USE
filed by Brick & Cedar LLC, to
establish a duplex
at 224 George Street.



Legend

- 224GeorgeStreet
- Parcels
- Road Centerline

Findlay Locator Map





2. APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon.

CPC STAFF

General Information

This request is located on the north side of Prentiss Avenue near the intersection with Geffs Avenue. This parcel is located in a neighborhood of R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Medium Lot.

Parcel History

The house was built in 1950 and was last remodeled in 1992.

Staff Analysis

The applicant has indicated they would like to operate a nail salon as a home occupation on the site. The applicant has been living in the home since June 2023. The applicant has been operating a nail salon business for the past four years and wished to convert one of the bedrooms in the home into a salon space. The services provided would be considered “dry” by the State of Ohio, meaning there will be no chemicals used on hair. There would be manicures using gel polish and hair braiding. She is licensed through the State of Ohio Board of Cosmetology to perform these services.

In the application, she indicated that they would like to use a rear door to have clients access the salon space. The zoning code however has a restriction on the entrance saying: “There shall not be any additional or separate exterior entrances to the dwelling unit specifically used for the purpose of conducting business or to accommodate the home occupation.” The applicant must utilize the main door for the business.

The applicant also noted that there can be two cars in the driveway, one for the resident and one for a client. She added that she would only take clients one at a time and could schedule in a way to set a 15-minute gap between customers to avoid overlap. Given the size of the driveway, staff has concerns that the driveway may not be sufficient to provide functional parking. If parking becomes a concern, the City may require additional parking provided off-street.

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

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon with the following condition:**

- **Utilize the front door for the business entrance**

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon with the following condition:**

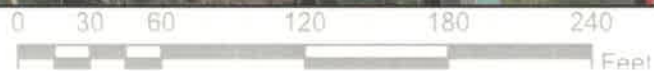
- **Utilize the front door for the business entrance**

CU-03-2024

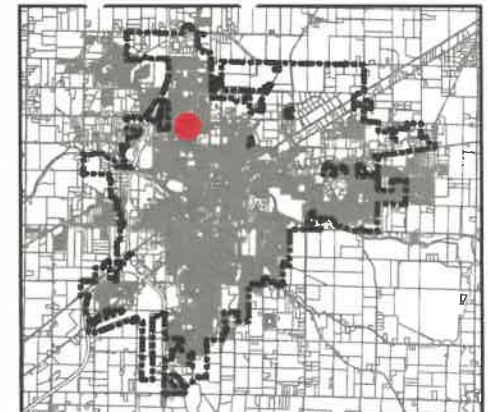
APPLICATION FOR
CONDITIONAL USE
filed by Elizabeth Ehrnschwender
to establish a home occupation
at 220 Prentiss Avenue
for a nail salon.

Legend

-  220 Prentiss Street
-  Parcels
-  Road Centerline



Findlay Locator Map





3. APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.

CPC STAFF

General Information

This request is located on the north side of E. Edgar Street just east of the intersection with Park Street. This parcel is zoned O-1 Office/Institution. To the north, it is zoned R-3 Small Lot Residential. To the south and east it is zoned PO Parks and Open Space. To the west it is zoned R-2 Medium Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The site is vacant. It most recently served as a daycare facility. The parcel will be split from the house at 2125 Park Street.

Staff Analysis

The applicant has indicated they would like to operate a hair salon in the building. She has been a stylist in Findlay for 18 years. She thought the space would work for a hair salon studio, and would not be impactful on the residential nature of the surrounding neighborhood. Given the location, staff does not have concerns about the business being detrimental to neighboring properties.

The office standard would be 1 spot for 300 square feet of building, which would mean they need six spaces for this space (1,650 sf). The applicant submitted a parking plan for the site that could accommodate more than eight cars.

The applicant indicated that they would do wall signage for the business. Staff would say that any signage would need to be worked out with the City of Findlay Zoning Department.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed by Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.**

CU-04-2024

APPLICATION FOR
CONDITIONAL USE
filed by Kendra Brunswick to
establish a hair salon at
412 E. Edgar Street.

Legend

-  412EastEdgarStreet
-  Parcels
-  Road Centerline

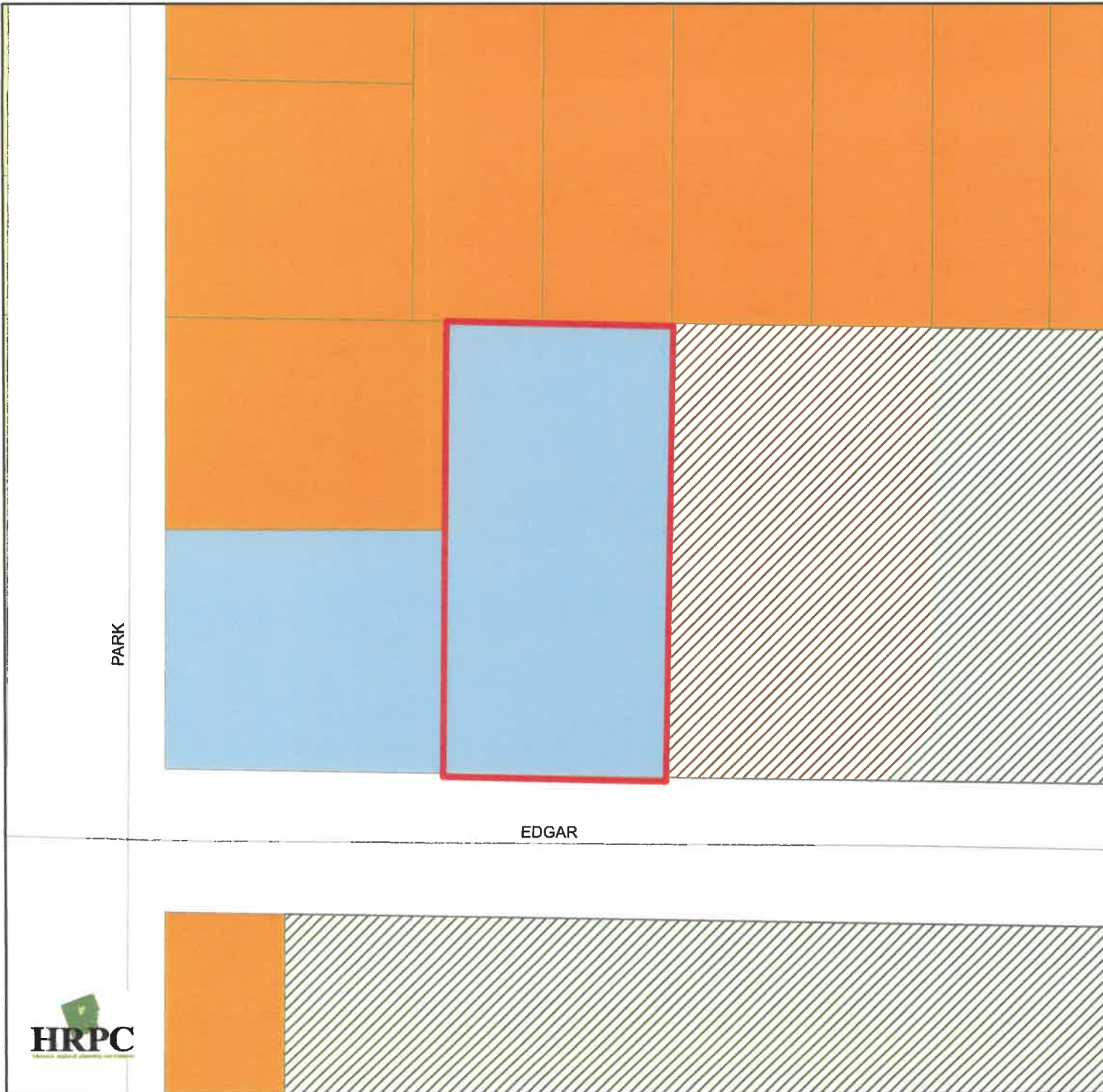


Findlay Locator Map



CU-04-2024

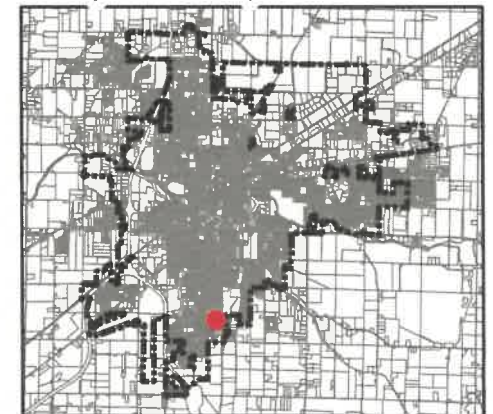
APPLICATION FOR
CONDITIONAL USE
filed by Kendra Brunswick to
establish a hair salon at
412 E. Edgar Street.



Legend

- 412EastEdgarStreet
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street.

CPC STAFF

General Information

This request is located along the east side of Bank Street between E. Edgar Street and Oakland Avenue. The parcel is zoned I-1 Light Industrial. There is a residential house, zoned R-1 Large Lot Residential, to the north. To the east it is zoned I-1 Light Industrial. To the west, it is zoned PO Parks & Open Space. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently a storage building for the applicant Mark Bassitt. Mr. Bassitt stated previously he does general fabrication mostly for race cars on the site.

Staff Analysis

The applicant is requesting to construct a second storage building for his business. In April 2018, the garage was expanded with review from City Planning Commission. The applicant also went to the Findlay Board of Zoning Appeals in February regarding the front yard setback. They were given relief from the 50-foot setback to reduce it to 25-feet.

In the BZA minutes, the applicant noted that they are in the process of purchasing 60-feet of the property to the South (from Hancor) to combine with this lot. Then they would split this new building from the existing garage. Staff would recommend that the building be shifted 10 feet to the south to avoid creating an issue with the side yard setback. If they were to split the lots with the current configuration, there would only be 50-feet of separation between the buildings, which wouldn't allow for each to meet the 30-foot sideyard setback for the I-1 district.

The elevations submitted show a fairly basic looking storage building. Regarding the architectural standards, entrances for pedestrians must utilize two (2) of the following:

1. Roofing
 - i. Overhang in proportion to the entry
 - ii. Change in roof pitch using a separate dormer style pronunciation
2. Vertical Articulation
3. Horizontal Articulation

Staff also noted that it is a single tone for the siding material. Staff would recommend a two-tone color combination to allow for horizontal articulation.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street with the following condition:**

- Add an architectural feature to the doorway
- Add horizontal articulation
- Contingent upon the acquisition of the 60' strip from the neighboring parcel

- Shift the building ten feet (10') south to meet the sideyard setback

ENGINEERING

Access –

A new drive access will be coming off the east side of Bank Street to the proposed building.

Water Service –

Would like to see the water service come out of the side of the building so that we can keep the meter pit out of the driveway.

Sanitary Service –

A new sanitary sewer service will be extended to the proposed building, utilizing the existing sanitary sewer on Bank Street

Stormwater Management –

The plans are proposing a detention pond to be placed on the south side of the site.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Water Service Connection x1

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street with the following condition:**

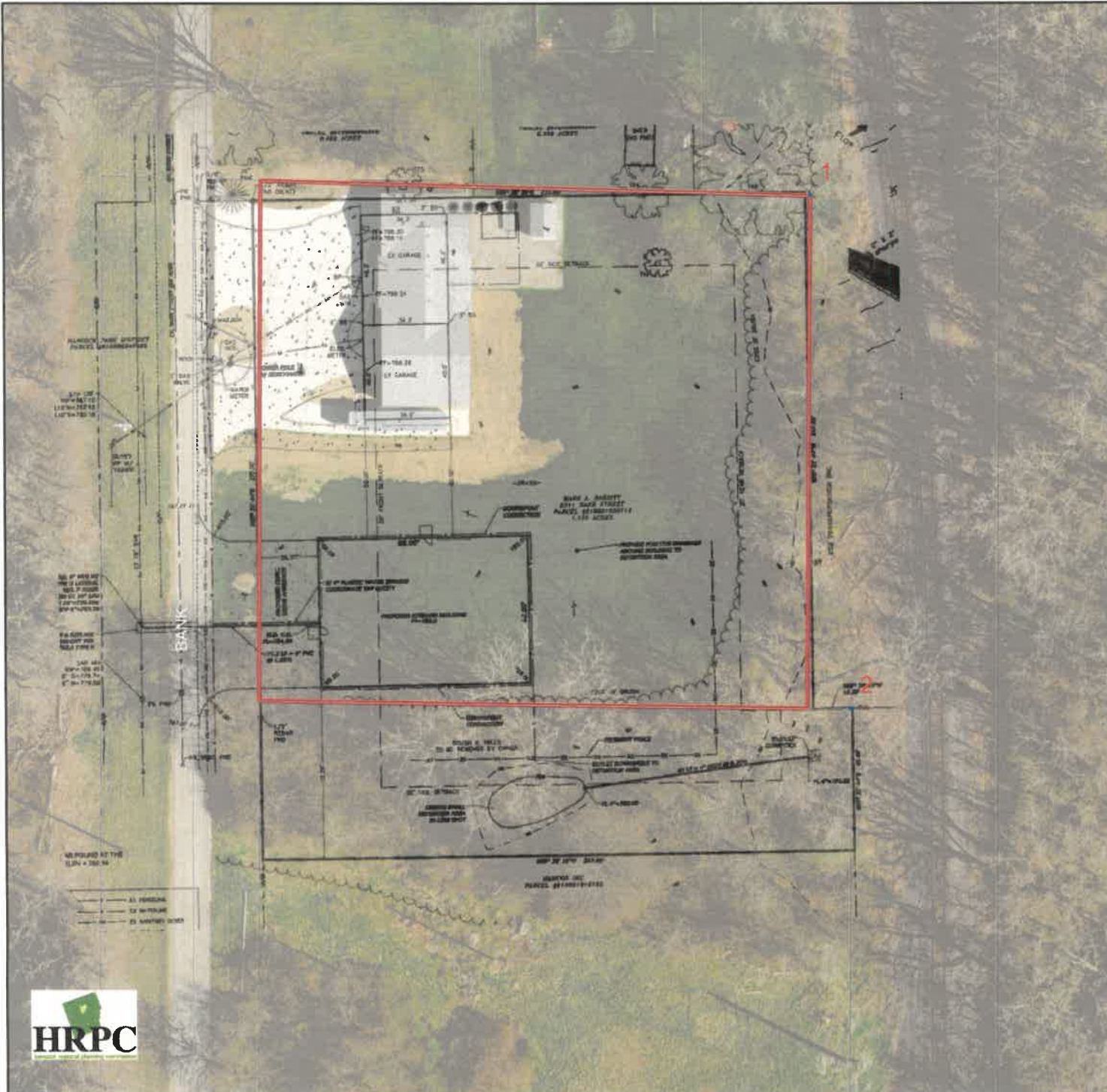
- Add an architectural feature to the doorway
- Add horizontal articulation
- Contingent upon the acquisition of the 60' strip from the neighboring parcel
- Shift the building ten feet (10') south to meet the sideyard setback

SP-07-2024

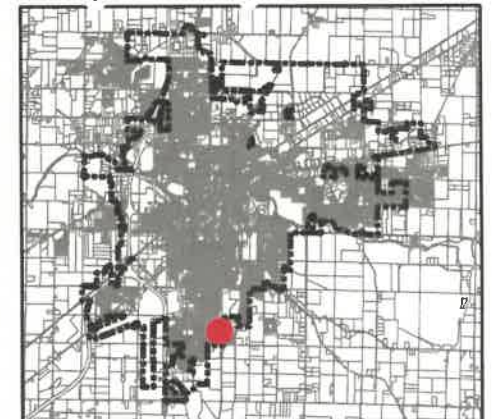
APPLICATION FOR
SITE PLAN REVIEW
filed by Mark Bassitt for a
new storage building at
2311 Bank Street.

Legend

- Parcels
- 2311 Bank Street
- Road Centerline

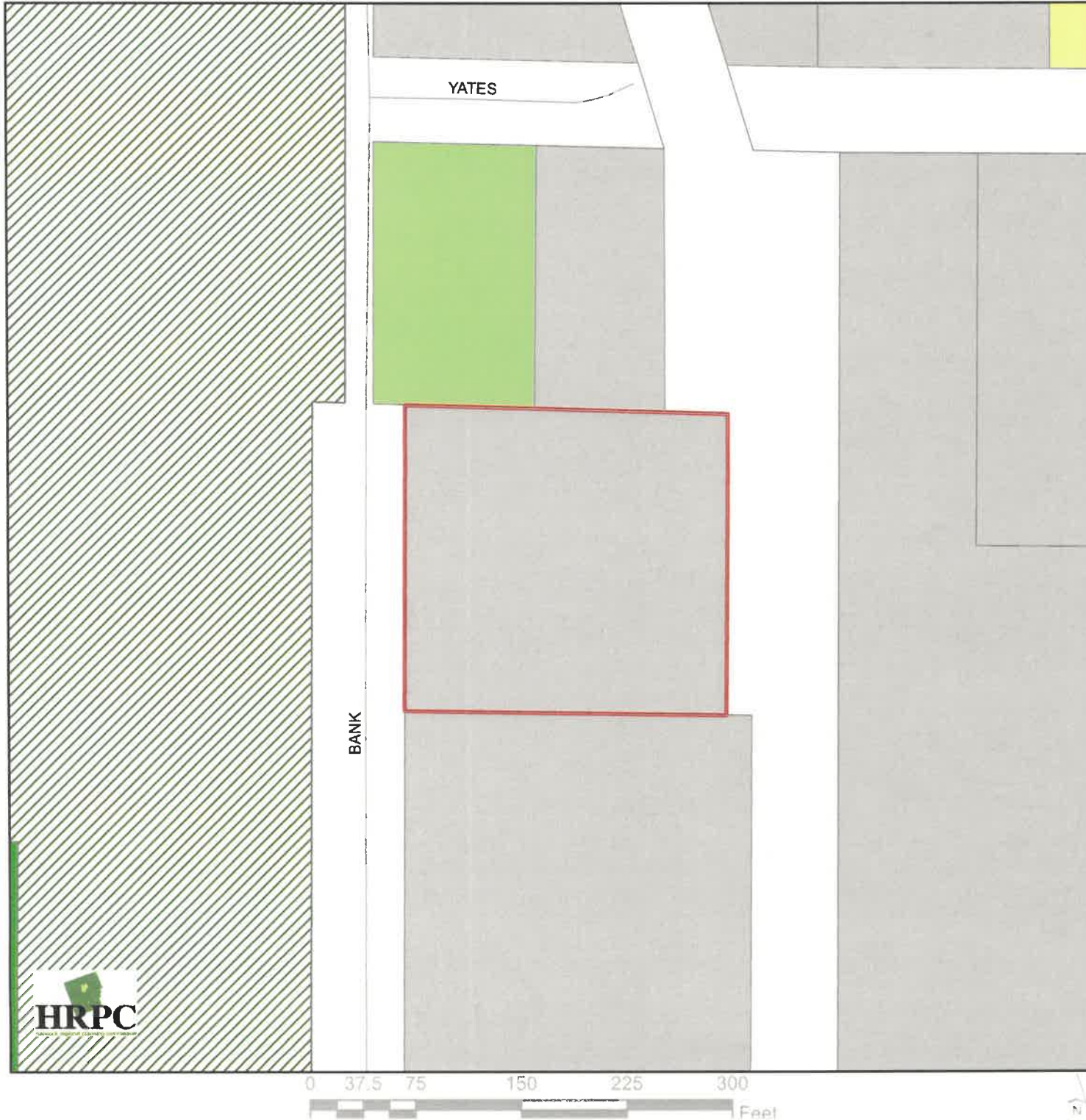


Findlay Locator Map



SP-07-2024

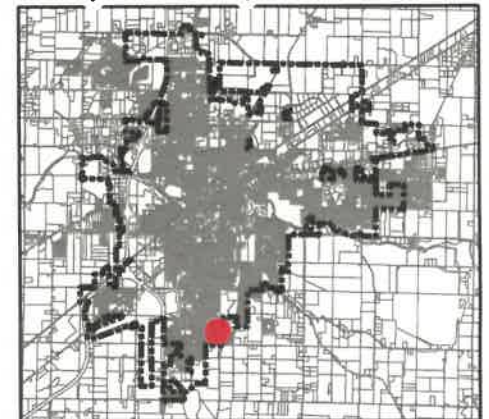
APPLICATION FOR
SITE PLAN REVIEW
filed by Mark Bassitt for a
new storage building at
2311 Bank Street.



Legend

- Parcels
- 2311 Bank Street
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH
- MultizonedParcels
- <all other values>
- ZONING_NEW
- M2
- R3
- R4

Findlay Locator Map









5. APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street.

CPC STAFF

General Information

This request is located between Greenwood Street and W. Lima Avenue. The parcel is zoned I-1 Light Industrial. The neighborhood to the south is zoned R-3 Small Lot Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant has submitted a site plan for a 230,000-sf gravel drop yard. This drop yard would be for the use of Kent Power, who are a contractor of AEP. This site would store equipment including pickups, bucket trucks, digger derricks, truck mounted cranes, backhoes, tooling, and Conex storage boxes. It would also store their materials including: steel poles, wire reels, insulators, other misc. material.

They have shown a landscape mound and buffer between the residential properties to the south and this site. They have provided 51 evergreen trees, 51 canopy trees, and 102 shrubs. Staff would recommend using Level 3 screening, option 3, due to the conflicting nature of industrial abutting residential. This would mean they need 204 shrubs installed in that area.

For outdoor storage, the code does allow for the yard to be a permeable surface in the I-1 district, as long as it is enclosed. They plan to utilize some existing fencing, but will be installing a 6-foot-high chain link fence and vehicle gates to enclose the site.

They did note a future pole barn might be included with the site. Staff would remind the applicant that they will need to submit plans and get the proper permits in the future.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street with the following condition:**

- Increase the number of shrubs to 204

ENGINEERING

Access –

Access to the site will be from a new drive that will be tying into the existing drive apron off of Lima Avenue.

Water Service –

The proposed water service will be extending to the south towards the new 12-inch waterline that is on the north side of Lima Avenue. Engineering will need to know what size the service line

will be.

Sanitary Service –

For the sanitary sewer lateral, Engineering would like to see the lateral ran on the private property as much as possible. Once the lateral gets outside of the property line that area turns into the ODOT LA ROW which may need a permit through ODOT to allow for the lateral to be in the LA ROW.

Stormwater Management –

Engineering will work with the Consultant to verify that the proposed stone area is not adding additional impervious areas to the property. Looking at the site it appears the whole site is currently all grass, with minimal areas of impervious areas. The proposed layout will be compacted 304 stone with a different CN value than grass, which will make it slightly more impervious than grass.

MS4 Requirements –

The site is outside of City Limits so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer's office for their requirements.

Recommendations:

Conditional Approval of the Site Plan:

- Verify Pre and Post Construction CN Values.

The following permits may be required prior to construction:

- Water Service Connections x 1
- Sanitary Mainline Tap Permit x 1

FIRE PREVENTION

- No Comment

RECOMMENDATION




Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street with the following condition:**

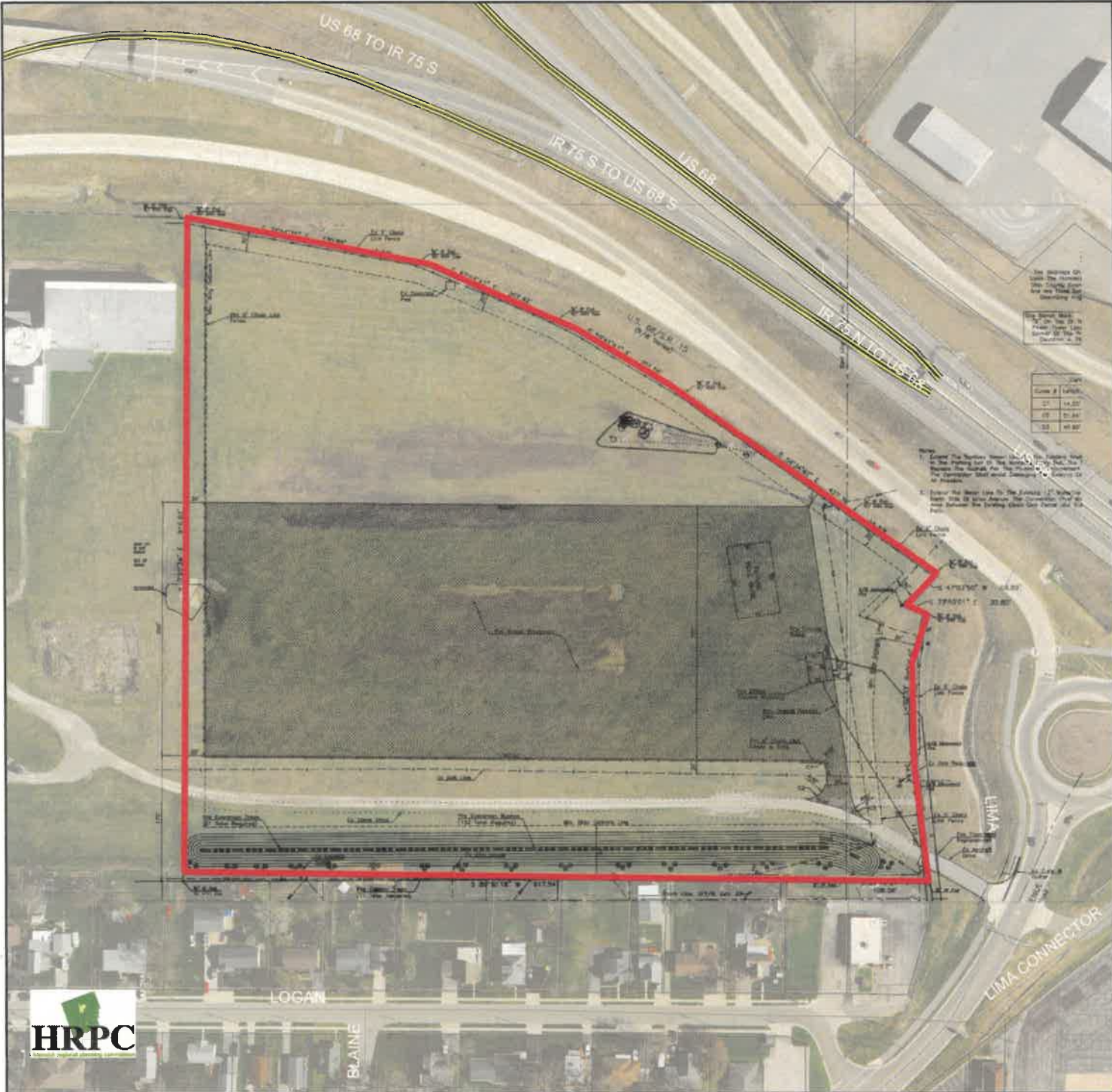
- Increase the number of shrubs to 204

SP-08-2024

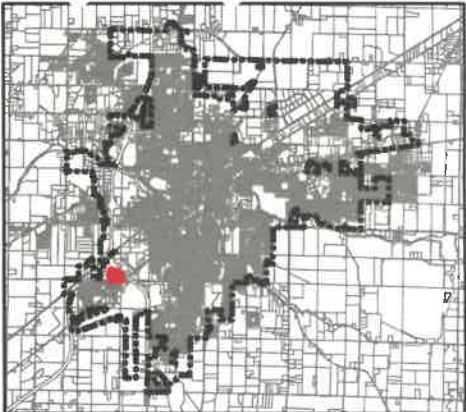
APPLICATION FOR
SITE PLAN REVIEW
filed by Michigan Sugar Company
for a new gravel site laydown
yard at 1343 Greenwood Street.

Legend

-  Gravel Lot Site
-  Parcels
-  Road Centerline

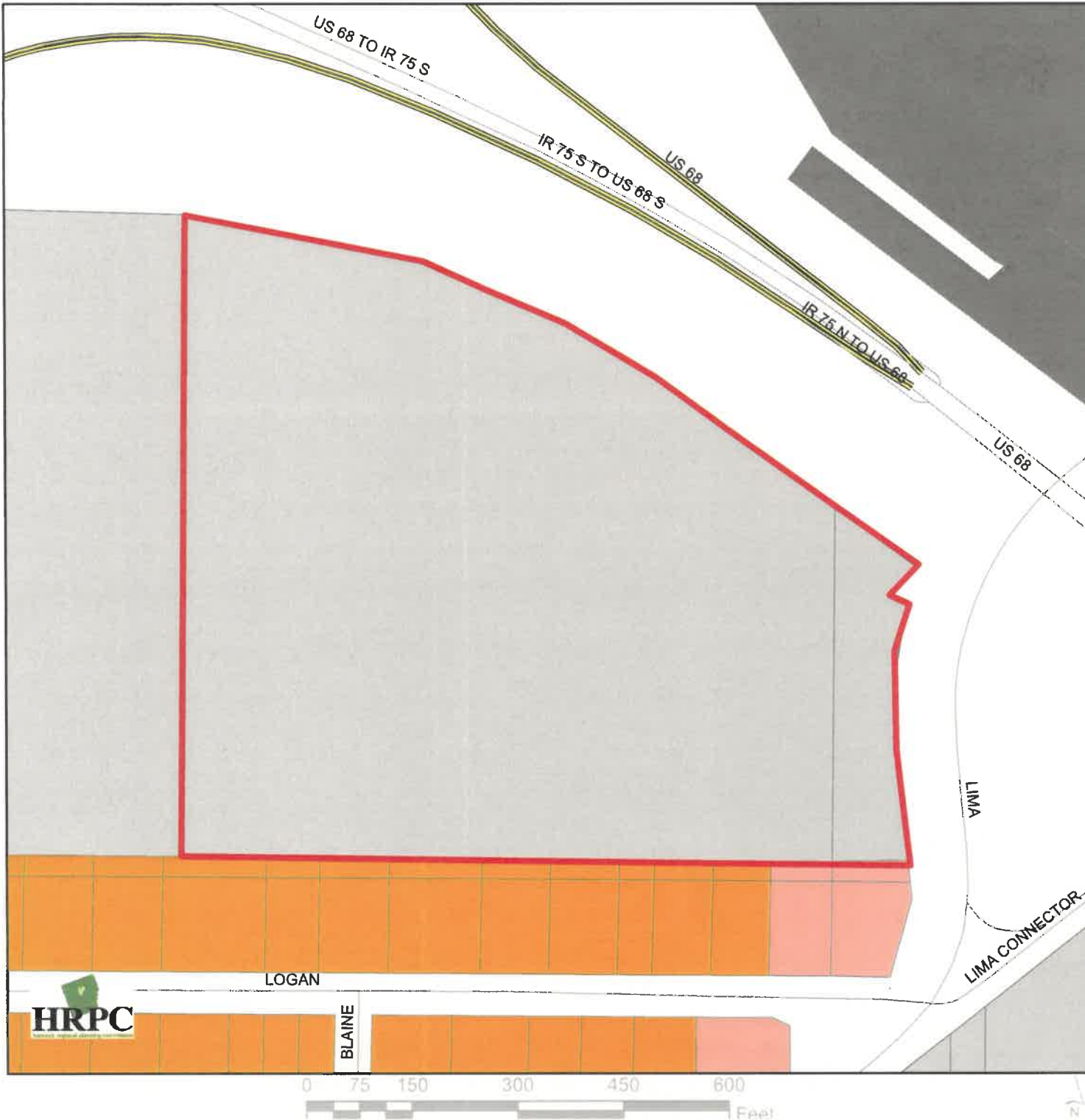


Findlay Locator Map



SP-08-2024

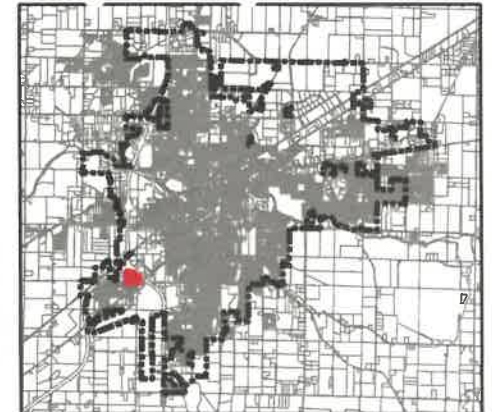
APPLICATION FOR
SITE PLAN REVIEW
filed by Michigan Sugar Company
for a new gravel site laydown
yard at 1343 Greenwood Street.



Legend

- Gravel Lot Site
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



**City of Findlay
City Planning Commission**

City Council Chambers, 1st floor of Municipal Building

April 11, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS – FOR THE JUNE 13, 2024 MEETING

1. **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.**

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-02-2024 filed by Brick & Cedar LLC, to establish a duplex at 224 George Street.**
2. **APPLICATION FOR CONDITIONAL USE #CU-03-2024 filed by Elizabeth Ehrnschwender to establish a home occupation at 220 Prentiss Avenue for a nail salon.**
3. **APPLICATION FOR CONDITIONAL USE #CU-04-2024 filed Kendra Brunswick to establish a hair salon at 412 E. Edgar Street.**
4. **APPLICATION FOR SITE PLAN REVIEW #SP-07-2024 filed by Mark Bassitt for a new storage building at 2311 Bank Street.**
5. **APPLICATION FOR SITE PLAN REVIEW #SP-08-2024 filed by Michigan Sugar Company for a new gravel site laydown yard at 1343 Greenwood Street.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday March 14, 2024 – 9:00 a.m.

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

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

GUESTS:

Dan Stone, Lauren Beach, Cynthia Jaqua, Tim Grohonke,
Ken Rusk, Brenda Sneed, Todd Jenkins, Ron Siferd, Paul
Schmelzer

CALL TO ORDER

ROLL CALL

The following members were present:

Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the February 8, 2024 meeting. Kerry Trombley seconded. Motion approved 4-0-0.

NEW ITEMS

- 1. APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569**

of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

CPC STAFF

General Information

This request is located on the south side of E. Hardin Street, west of Grand Avenue. It is a sixteen-foot (16') wide right-of-way that measures 216 feet south from E. Hardin Street, and 216 west from Grand Avenue. It is not located within the 100-year flood plain.

Staff Analysis

The YMCA has indicated that they would like to vacate this alley. They are the only abutting property owner along both alleyways. Every alleyway in this block has already been vacated previously in 2014. Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.

DISCUSSION

Dan Stone was present on behalf of the YMCA. This vacation request is part of their overall master campus development plan. He added that typically when alleys are vacated, the city reserves an easement over that for utilities. There are no public utilities within either one of those alleys, so we would request that that not be placed on this particular alley vacation. There are private utilities in there, but they are working with those particular utility companies to get everything relocated out and around the development.

Dan Clinger noted that he has a connection to the project, so he would be abstaining.

MOTION

Jackie Schroeder made motion for **CPC to recommend approval of APPLICATION FOR ALLEY VACATION #AV-03-2024 filed by Stephanie Parsons on behalf of the YMCA to vacate the north-south alley between lots 568-569 of the S&P Carlins Addition and the east-west alley between lots 565-568 & 587-590 of the S&P Carlins Addition.**

2nd: Kerry Trombley

VOTE: Yay (3) Nay (0) Abstain (1)

- 2. APPLICATION FOR ZONING AMENDMENT #ZA-01-2024 filed by the Women’s Resource Center of Hancock County, to rezone 116 Laquineo Street from R-3 Small Lot Residential to O-1 Office & Institution.**

DISCUSSION

Jacob Mercer skipped the discussion to state that he had been in discussion with the applicant regarding the request. Previously the site was given a conditional use to operate an office in the University Overlay District. They had made this request for rezoning to allow for them to get signage on site. Staff discussed that we could allow them signage given their conditional use, rather than have them rezone the site. Since we were working on that, the applicant requested to table the item for the month to give them time to work through. If they did not need to rezone, they would just withdraw their application next month.

MOTION

Rob Martin made motion to table **APPLICATION FOR ZONING AMENDMENT #ZA-01-2024 filed by the Women’s Resource Center of Hancock County, to rezone 116 Laquineo Street from R-3 Small Lot Residential to O-1 Office & Institution**

2nd: Dan Clinger

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

- 3. APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.**

CPC STAFF

General Information

This request is located at the northwest corner of the intersection of County Road 212 and Township Road 230 in Allen Township. This site is currently vacant. Inside the city limit on the south side of CR 212, it is zoned I-1 Light Industrial and O-1 Office Institution. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

This is currently vacant. It previously was heard as a Final Plat in August 2022, and had Site Plan review in February 2024.

Staff Analysis

During the Site Plan review process, staff understood that the applicant was working through the annexation process. Knowing that, staff reviewed the proposed site plan against the Findlay I-1 Light Industrial District standards. Given that the proposed use for the site, and the applicant's request, staff did not have concerns recommending I-1 Light Industrial for the zoning upon annexation into the City of Findlay.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

DISCUSSION

Mr. Clinger asked to clarify the process. Mr. Cordonnier said that this is the review of the initial zoning, and that the decision today would assign it a zoning designation upon completion of the annexation.

MOTION

Dan Clinger made a motion for APPLICATION FOR ZONING AMENDMENT #ZA-02-2024 filed by Sheetz Distribution Services for an initial zoning request of I-1 Light Industrial for their property to be located at the northwest corner of the intersection of County Road 212 and Township Road 230.

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

4. APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

CPC STAFF

General Information

This request is located on the south side of W. Front Street between Liberty Street and S. West Street. The south side of W. Front Street in this block is zoned C-3 Downtown Commercial. On the north side of the street, it is zoned R-3 Small Lot Residential. This location is located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

This parcel has a single-family home on site, which ProTech Rental Properties acquired in December 2023.

Staff Analysis

The applicant has requested to convert the property into a triplex. This area of downtown, does have an abundance of residential and multi-family properties, so staff does not have concerns about fit with the surrounding area.

In the rear of the site is a large established parking area, that measures roughly 38'x 90'. This would easily accommodate enough parking for six tenant vehicles.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street.

DISCUSSION

Lauren Beach from ProTech Rental Properties was present on behalf of the application. She added that given the square footage of the house and the existing paved parking, the structure could support the requested triplex. Mr. Martin asked if they would be expanding the footprint of the house. Ms. Lauren said no, they were just renovating the inside.

Mr. Clinger asked Erik Adkins if the floodplain would limit the amount of renovation they could do to the interior. Mr. Adkins confirmed that they can only improve up to 50% of the cash value of the property with improvements. After that, they would need to remove the structure from being in the floodplain. If the applicant has questions, they can contact his office.

Mr. Mercer added that he thought an appropriate condition would be to have the applicant submit a floorplan showing that each unit is meeting the minimum floor area for each residential unit. The minimum is 800 square feet, so that will help the staff know what is going on inside.

MOTION

Kerry Trombley made a motion to **approve APPLICATION FOR CONDITIONAL USE #CU-01-2024 filed by ProTech Rental Properties to establish a triplex at 321 W. Front Street with the condition:**

- **Submit a floor plan showing they meet the minimum floor area with the conditional use permit**

2nd: Rob Martin

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

5. APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision.

CPC STAFF

General Information

This request is located at the southwest corner of the intersection of Romick Parkway and Keith Parkway. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is currently a parking lot, which was approved by City Planning Commission in November 2019. Rusk OP also received CPC approval for a building expansion for Everdry Findlay in May 2020.

Staff Analysis

One of the conditions for approval of the site plan in 2020 was to redraw the lot lines to get the parking lot onto the same parcel as the Rusk OP site. This final plat allows for that to be accomplished. The remainder of the lots will be combined into one lot to allow for future development. Staff did not have any concerns with the request.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision with the following condition:**

- **Submittal of the final plat**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision.**

DISCUSSION

Ken Rusk was present on behalf of Rusk Industries. He just reiterated that staff was correct that they were cleaning up the lot lines. He believed they intend to sell the remaining ground as a developable lot.

MOTION

Dan Clinger made motion for **approval of APPLICATION FOR FINAL PLAT #FP-03-2024 filed by Rusk OP to replat Lots 25-27 of the Deer Meadows Subdivision with the condition:**

- **Submittal of the final plat**

2nd: Rob Martin

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

- 6. APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court.**

CPC STAFF

General Information

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

Parcel History

The site is currently vacant land. The Preliminary Plat for this proposal went to CPC on September 14, 2023 (PP-02-2023).

Staff Analysis

At the September 2023 CPC meeting, the applicant indicated that the 9.713-acre parcel was intended to be sold for development as either a hotel or retail development. The road dedication is shown only to the southern edge of the proposed parcel. From the southern edge of the parcel to the future extension of Midwest Court, it only shows a roadway and utility easement. Staff

has concerns that the entire roadway needs to be dedicated from Mardic Drive to Midwest Court to allow for future development.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court.**

ENGINEERING

As part of this plat, I would like to see the public roadway wrapped around to Midwest Court. If the whole roadway is not construction all at once, who will be responsible for the remaining sections. This would potential would have the roadway pieced together before it is finished.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court with the following condition:**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court**

DISCUSSION

Dan Stone was present on behalf of the application. Kerry Trombley started by asking about the leftover lot south of the main lot. It's a small flag lot and seems difficult to develop. He wondered what the intent was with that parcel. Mr. Stone said that the applicant owns all the land around this plat, and that the lot lines for the remainder could change in the future. He saw it as a smaller retail outlot though. They were afraid to pigeonhole themselves and put in a big regional detention pond in somewhere depending how the rest of the development were to go. In the future, they would like to do something regional if the apartments were to come back and they have a better idea of the end use for the entire area.

Regarding the roadway, Mr. Stone said the developer understands staff's concerns. They are working on a new concept for the apartments south of this plat. Once they know exactly what is going on with that development, they would like to have a boulevard section, but they didn't want to install a "T" intersection or standard four-way stop without knowing what is the full picture. Right now, they would like to do a temporary cul-de-sac at the end of the street. He thought Casto Development would be more than willing to work in the future to getting the streets completed in the future. Mr. Trombley asked what a reasonable time frame would be to complete the road. Mr. Stone said 12-18 months. Mr. Trombley asked if there was something like a bond or other mechanism to allow for the development to occur after that time frame. Mr.

Stone said he would guess it would be more of a letter of intent that put stipulations on completion. He would like to avoid bonding it because it just holds money up. Tim Grohonke from Mardic Investments, stood up and said that the practical standpoint, if they complete the road, that will help facilitate development. Mr. Cordonnier thought this could be a good compromise.

Dan Clinger asked again about why the small lot leftover. Mr. Stone said the purchaser only wanted 10 acres. While he conceded it is small, but it is still developable. Mr. Clinger asked if the roadway was going to be dedicated. Mr. Stone confirmed as part of the plat, the road would be dedicated. They would only dedicate the first portion. Ms. Schroeder said would they bring back another plat in the future. Mr. Stone said they would or just a roadway dedication plat to tie up the rest of the connections.

Mr. Martin reiterated to the applicant that he wished that that this area undergoes a master plan as they look toward future development. He knows development timelines might not align, but to create a cohesive development, he thought it was the best path forward. Mr. Stone said that it was their intent as well and they will be working with the various partners to see what they can work out in the future.

Mr. Trombley asked if they had worked with ODOT on the connection to CR 99. Mr. Stone said they had with the diverging diamond project. They did a detailed traffic impact study and submitted it to the County. Everyone agreed this was the best location for a roadway. Mr. Trombley asked if another roadway might be included onto CR 99. Mr. Stone said they would not be allowed.

MOTION

Dan Clinger made motion for CPC to recommend approval of **APPLICATION FOR FINAL PLAT #FP-04-2024 filed by Mardic Investments, Inc. for a final plat for a commercial subdivision and creation of public roadway. This would create a 9.713-acre lot with a roadway connection from County Road 99 south to Midwest Court with the following condition:**

- **Dedicate the entire roadway from Mardic Drive to Midwest Court**
- **Provide the City with a Letter of Intent to construct the roadway within 18 months**

2nd: **Kerry Trombley**

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

7. APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue.

CPC STAFF

General Information

This request is located along the north side of E. Bigelow Avenue. It is in an area zoned I-1 Light Industrial. The north side of the street is zoned I-1 Light Industrial. Across the street to the south in Marion Township, it is zoned B-3 General Commercial, M-1 Restricted Industrial,

and R-2 Two Family Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the property as Industrial.

Parcel History

The site is previously Jaqua's Fine Guns.

Staff Analysis

The applicant is requesting to operate a dog kennel at the location. Kennels are a permitted use in the I-1 Light Industrial District. The operation of the site would include a new building being constructed with a connection between the two existing buildings on site. The proposed building will measure 50'x120' and have multiple enclosed outdoor areas for kennels and kennel runs. The total capacity for the kennel was listed at 35 dogs.

The proposed additions meet the setbacks of the I-1 Light Industrial District. No changes are being made to the landscaping or parking areas, other than restriping. Does the applicant have a plan in place if the nine parking spots are not adequate during peak hours? The fencing for the proposed building was shown as chain link. Is a chain link adequate or should a solid fence be considered?

A signage plan was not submitted with the original packet. Staff would remind the applicant that they need to comply with the low-profile standards and to follow up with Erik Adkins in the Zoning Department regarding any permits.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue.

ENGINEERING

Access –

Will be from the existing driveway off of Bigelow Avenue.

Water Service –

Will be extended from the existing building

Sanitary Service –

A new sanitary sewer service will be extended to the proposed building, utilizing the existing sanitary lateral. Only concern is for the sanitary is how the dog waste will be handled.

Stormwater Management –

The plans are proposing a detention pond to be placed on the west side of the site.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. As part of the plans the developer has submitted a SWPPP plan.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1

FIRE PREVENTION

- Obtain all need permits for the project
- Call for all needed inspections
- Add access road for emergency services to the new building

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue with the following condition:

- Add access road for emergency services to the new building (FIRE)

DISCUSSION

Dan Stone was present on behalf of the application, along with Cynthia Jaqua. He said it was like the plan they did for their other location on CR 99. The way the operations run inside is they remove all of the dog waste before they clean any of the anything's there. The intent is that the material is not going to be getting into the sewer. The breakdown won't be any different than just run off if you get with water pollution and there's some concerns about that. Still, we can work behind the scenes and do something that way. Again, there's they're not going to be pushing it directly into the sanitary system. Regarding Planning's comment on the fencing, obviously the chain link fence that we're talking about is going to go around more the outside runs and stuff like that. We would prefer not to have that be a solid fence. You want the dogs to be able to see. It's not a real sensitive area back here. It's just storage over that way. So again, we'd like to keep that more of just openness for the animals that are out there. Regarding parking, you can see that there is there is ample parking or paved areas on the lot that they can create temporary parking if there is a lot of traffic. Regarding signage, Ms. Jaqua does have a freestanding monument style sign there. She would like to bring that over and possibly set it on the property. What we need to do is we need to look at the size of that, compare it to the zoning code. They will work with Mr. Adkins regarding that. Regarding the condition, they will work with fire and the administration to get that taken care of.

Mr. Cordonnier said the fencing comment was more out of curiosity rather than anything else. He agreed with Mr. Stone's points. Mr. Cordonnier asked if they could install more parking to the west. Mr. Stone said there is not an access agreement, but they are good neighbors. They could readjust in the future if needed.

Mr. Trombley asked if there was any outdoor lighting. Mr. Stone said only wall packs, but nothing in the back for the dogs or any additional free-standing poles.

Mr. Clinger asked for clarification on where the addition was going to go, and if they would be renovating the interiors of the existing buildings. They confirmed they would be renovating the interiors and then building a connection between the two existing buildings that would extend to the new building. Mr. Clinger asked how many dogs would be kenneled. They said 35 dogs. The rest of the space would be for handling the dogs and day care. They could have 60-70 dogs at a time. Mr. Trombley asked how many employees they would have. Cynthia Jaqua said that they would have 4-6 parking spots. Mr. Trombley said that 6 parking spots will not be enough with all those people dropping off and picking up. Mr. Stone said he would work on a striping plan.

Mr. Clinger asked about the dog refuse. They confirmed they would pick up any solid waste and throw away in the trash. Inside they have mops and cleaning supplies to help clean up the residue. Mr. Mercer asked if there would be a dumpster on site. Mr. Stone said they would not, but if they added it, they would enclose it.

Mr. Trombley added he would like to see them meet the intent of the landscaping standards.

Mr. Clinger asked about detention. Mr. Stone said they would be creating a detention area on the site with a new outlet that would go to the public sewer.

Mr. Trombley asked the staff if they should put a condition on a revised parking plan. Mr. Stone said that he would prefer to not do that. Again, if issues were to arise, they can adjust. Mr. Cordonnier said they code is really used for a minimum and that they try to give the property owner the ability to come up with the right number of spots. He just wants the traffic to be off-street. Mr. Stone said he will be looking at it, so that the employee parking is not blocking drop off for the customers.

MOTION

Dan Clinger made motion for CPC to recommend **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2024 filed by CJ's K9 Properties LLC to establish an animal daycare facility at 900 E. Bigelow Avenue with the following condition:**

- **Add access road for emergency services to the new building (FIRE)**
- **Submit a revised striping plan for parking (HRPC)**
- **Submit a revised landscape plan (HRPC)**
- **Any future dumpster is enclosed (HRPC)**
- **Any signage is worked out with the Zoning Department (HRPC)**

2nd: Kerry Trombley

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

- 8. APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.**

CPC STAFF

General Information

This site is located within Allen Township, but abuts the Findlay corporate boundary to the east. The parcel is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land. This lot went through a similar site plan review back in July 2021 (SP-16-2021). Since this project was reviewed last, it has been determined that the CPC may not put any conditions on properties outside city limits. The CPC may only review and consider items directly related to the water and sanitary sewer connections. The CPC may not apply their standards to any other portion of the project. This includes zoning and drainage standards. If the CPC wishes to apply their standards to properties using their water and sewer, the properties must be annexed into the City of Findlay.

Staff Analysis

The applicant has submitted a site plan that would have a 47 building, 94-unit condo development off a single access on Silver Creek Drive. When they originally went through site plan approval in 2021, they received approval with the following conditions:

- A second point of access into the site is created from CR 99 (HRPC)
- Receive approval from the County Engineer for the access off Silver Creek Drive (HRPC)
- Begin the annexation process with the City of Findlay (HRPC)
- Construction Plans approved by City Engineer's Office (Engineering)
- Allow the northern boundary have a 10-foot setback to allow for the creation of a riparian easement along the south and west boundary, the size of which can be addressed administratively with CPC staff
- Phasing the development from east to west, with access from CR 99 first

Since the original submission in 2021, they have shifted the plans north to avoid the tree line on the south side of the site. They also established a clearing setback on the west and south side.

Regarding access and site plan details, the City Planning Commission has two options:

1. CPC can review the site plan and only comment on the water/sewer connections and give a determination based on that alone.
2. CPC can deny the request until annexation is completed. Upon annexation, the applicant can resubmit and the CPC can review the site based on the City of Findlay Condominium District Standards.

ENGINEERING

Access –

The development will be accessed from a new roadway that will be extended to the east from the existing stub on Silver Creek Drive. Silver Creek Drive will be extended to the east side of the power lines and will then split into Loop Drive. For safety personnel, Engineering would like to see a second drive access to the site.

Water Service –

The proposed plans show an 8” waterline being extended with Silver Creek Drive and Loop Drive. The waterline will be placed on the north side of Silver Creek and on the outside of Loop Drive. With the configuration of the buildings there will be a two water meters installed at each building (one for each condo). The installation will be a TBR through the City of Findlay Engineering Office. There are a couple of comments on the construction plans that Engineering will work out with the Developer/ Engineer before construction starts.

Sanitary Service –

The proposed plans show two separate runs for the sanitary sewer. On Silver Creek Drive there will be an 8-inch sanitary sewer installed on the south side of the roadway, and a separate 8-inch sanitary sewer will run on the inside of Loop Drive. Each of the sanitary sewer mainlines will tap into existing manholes that are within the sanitary easement. Due to the drop distance that are shown in the profile, each of the tie-ins at the existing manholes will require an outside drop. The installation of the sanitary sewer will be a TBR through the City of Findlay Engineering office.

Stormwater Management –

The site is not located within the City of Findlay so any approval for stormwater and detention would need to come from Hancock County Engineers.

MS4 Requirements –

The site is outside of City Limits so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. Applicant should contact the Hancock County Engineer’s office for their requirements.

Recommendations:

Conditional Approval of the Site Plan:

- Construction plans are approved by the Engineering Office.
- Second Roadway access for the development

The following permits may be required prior to construction:

- Water Tap Permit x 1
- Water Service Connections x 94
- Sanitary Mainline Tap Permit x 2
- Sewer Service Connections x 47

FIRE PREVENTION

DISCUSSION

Mr. Mercer added to start that he received a number of emails from the residents in the Hillcrest Subdivision stating their opposition to having only one entrance into this development.

Todd Jenkins and Ron Siferd were present on behalf of the application. Mr. Jenkins hit on that access first. They want that access also. The county will not allow it. The county has denied the submitted a drive permit for both roadways, and they denied 99. One of his questions would be is, if this is annexed, can the city allow the curb cut? The intent is to go ahead and annex the property. Their intent is to follow all the city regulations, and they would like that access as well. If they started the annexation process, they'd be looking for hopefully a conditional approval to move forward, meet all of these conditions, have that access on 99 if it can be granted, the only sticking point would be is sequencing. They'd like to get started with construction prior to it being annexed, so maybe do a few of those units with construction traffic coming off 99 with a construction drive, and then once it's annexed, go ahead and have an actual curb cut and start that access coming in from that end.

Mr. Kalb said that if it is inside city limits that the city would have a say, however the County has roadway maintenance on that, so they would need to work with them as well. Looking at that stretch, Mr. Siferd owns several of the properties along CR 99. He asked if they could they reduce the amount of curb cuts and come up with a way to make the distance work for the County Engineer. Mr. Cordonnier agreed, and said it is a tough situation. If the project would be annexed, it won't guarantee they will get the access point they desire.

Mr. Cordonnier added context that in this case, the County pushed back on the idea of the City imposing conditions on properties outside of city limits. They could only review items pertaining to the water and sewer. Even if it were to be annexed, it is not something that would be automatically approved. They would still need to go through the full site plan review to meet the zoning code. Mr. Clinger asked for clarification on the process for getting a curb cut. Mr. Cordonnier said the County has Access Management Regulations. He said Mr. Siferd submitted for a variance, however the County said the City was not allowed to condition the roadway access because it was outside the City. At this point, the County is in control of the access on CR 99.

Mr. Martin chimed in to say that he likes the improvements to the site plan since the original submission in terms of the drainage and protecting the tree line. He was at a point where he wanted to see something they could be comfortable with in terms of a second access point. He hoped that they could consolidate some of their drives on CR 99 to help clean up the conflict points. Until it's accomplished, he was reluctant to move forward.

Mr. Clinger asked if the church access was the issue for the distance. Mr. Jenkins said the Siferd access points were actually closer and causing the issue.

Mr. Jenkins said if they asked the CPC to table, would the City be willing to sit down and discuss how to move forward on getting the access solved. Mr. Kalb said he could. Mr. Martin said he is in favor of residential development as long as it is not impacting the existing developments. He feels like if they can sit down and come up with action items, they could start moving forward on making a good development.

Mr. Cordonnier added that although they could sort the access, they still wouldn't be able to enforce the zoning code on the property until it is annexed. Mr. Jenkins reiterated that they intend to annex. Mr. Trombley said he agreed and felt comfortable reviewing it after annexation. Mr. Kalb said it would be a 6-9 month process with Allen Township.

Mr. Martin asked if the audience had any comments. Brenda Steed, 3805 Forest Trail Drive, spoke. She is very concerned about the traffic this development will create, as her house is at the intersection of Silver Creek Drive and Forest Trail Drive. She also added she observed standing water in her backyard. It used to drain to the east, but now it does not. She asked the Commission if they would be working with them on drainage. Mr. Cordonnier answered once they have annexed, they can review the drainage. Since they are not subdividing, the County does not have the authority to enforce drainage regulations.

Paul Schmelzer stated he thought it would be foolish for the city not to provide feedback on the drainage. He appreciated the work done by HRPC, the City Engineer, and the developer since the last meeting. He feels bad that the owner is stuck with this access issue. He would like to see where in the code that states the CPC cannot put conditions on a property that is using city water/sewer, because it was a system that worked well for a long time. Mr. Cordonnier added that the City reached out to Bricker & Graydon out of Columbus to get a legal opinion. They agreed that the CPC was overstepping its authority by placing those conditions. This was based on a court case that had occurred. Mr. Schmelzer concluded and said that he thought these rules put developers in a tight spot. He thought that if they annex to the centerline, that the City should have the ability to grant the access. He wondered if the Law Director could write an opinion on it. He felt like these rules were creating a burden that basically would stop any development without it being annexed into the City first.

MOTION

Rob Martin made the motion to table **APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township until the June 13, 2024 meeting.**

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

With there being no further business, Rob Martin adjourned the meeting.

City of Findlay

Christina Muryn, Mayor

WATER TREATMENT DEPARTMENT

Jason Phillips, Superintendent

110 North Blanchard Street • Findlay, OH 45840

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

www.findlayohio.com

April 10, 2024

NEWS RELEASE

PRECIPITATION & RESERVOIR LEVELS

Total precipitation recorded at the City of Findlay Water Pollution Control Center was 6.84 inches of rain and 5.8 inches of snow for the first quarter (Jan-Mar) of 2024.

At the end of March, the Findlay reservoirs stood at 90% of capacity. This reservoir level represents a 1065 day water supply at the city's current usage rate.

The City of Findlay Water Treatment Plant treated 492.3 million gallons of water in the first quarter of 2024. That is an average of 5.74 million gallons per day.

Thank you,



Jason Phillips
Superintendent
Water Treatment Plant

EC: City Council
Department Supervisors
File

	4/10/2024	2023					2024				
		Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total
Precipitation											
Rain (Inches)		10.02	6.5	7.82	6.77	31.11	6.84				6.84
Snow (Inches)		10.3	0.5	0	0.5	11.3	5.8				5.8
Total Precipitation (In Inches)		20.32	7	7.82	7.27	42.41	12.64	0	0	0	12.64
Reservoir											
Current Volume (Billion Gallons)		5.7	6.3	5.8	5.3		5.8				
Max Capacity (Billion Gallons)		6.4	6.4	6.4	6.4		6.4	6.4	6.4	6.4	
% of Capacity		89%	99%	90%	83%		90%				
Supply at Current Usage (Days)		990	1057	983	1037		1065				
Supply at Max Capacity/Current Usage (Days)		1111	1067	1092	1252		1183	#DIV/0!	#DIV/0!	#DIV/0!	
Treatment											
Gallons Treated (Millions)		518.52	546.25	539.29	469.83		492.3				
Max Treatment Capacity (Millions)		1440	1456	1472	1456		1456				
Current Treatment Capacity Utilization		36%	38%	37%	32%		34%				
AVG Gallons Treated Per Day (Millions)		5.76	6	5.86	5.11		5.41				
Max Daily Treatment Capacity (Millions)		16	16	16	16		16	16	16	16	
AVG Daily Remaining Capacity (Millions)		10.24	10	10.14	10.89		10.59				



April 10, 2024

Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

Honorable Members of Council:

Hancock Regional Planning Commission and Great Lakes Community Action Partnership are applying for CHIP 2024 on behalf of Hancock County in partnership with the City of Findlay.

The Community Housing Impact and Preservation (CHIP) 2024 Program will provide \$750,000.00 in grant funding to our community to put towards housing-related activities, including emergency home repair and remodeling for low- and moderate-income persons.

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

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

Sincerely,

Kaysie Penzinski
Grant Administrator, HRPC



OFFICE OF
THE MAYOR
CHRISTINA M. MURYN

Rob Martin BSN, MBA
Service-Safety Director

April 9, 2024

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The City has received payment for the repair of a vehicle from an accident from the City's insurance company in the amount of \$2,081.86. It has been deposited in the General Fund.

An appropriation is respectfully requested as follows for the repair of the vehicle:

FROM:	General Fund (insurance proceeds)	\$2,081.86
TO:	Police Department 21012000-other	\$2,081.86

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

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Martin', written over a light blue circular stamp.

Rob Martin
Service-Safety Director

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Police Chief James Mathias



AUDITOR'S OFFICE

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

JIM STASCHIAK II
CITY AUDITOR

Wednesday, April 10, 2024

The Honorable Council
Findlay, Ohio

Council Members,

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

Summary of Year-To-Date Information as of March 31st, 2024
Financial Snapshot for General Fund as of March 31st, 2024
Open Projects Report as of March 31st, 2024
Cash & Investments as of March 31st, 2024

Respectfully Submitted,

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

Jim Staschiak II
City Auditor

CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF MARCH 31, 2024

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	271,553	48,819	18.0%	2,500	475	19.0%
MAYOR'S OFFICE	447,083	100,878	22.6%	2,900	2,265	78.1%
AUDITOR'S OFFICE	985,566	168,322	17.1%	553,298	113	0.0%
TREASURER'S OFFICE	34,363	7,441	21.7%	-	-	0.0%
LAW DIRECTOR	937,606	190,395	20.3%	140,900	33,806	24.0%
MUNICIPAL COURT	2,958,774	634,596	21.4%	1,411,800	452,450	32.0%
CIVIL SERVICE OFFICE	147,711	16,905	11.4%	30,000	2,684	100.0%
PLANNING & ZONING	158,262	69,253	43.8%	-	-	0.0%
COMPUTER SERVICES	725,536	201,387	27.8%	715,718	596	0.1%
GENERAL EXPENSE	4,124,244	829,976	20.1%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	29,036,633	6,666,163	23.0%
POLICE DEPARTMENT	10,006,887	2,236,477	22.3%	466,974	115,418	24.7%
DISASTER SERVICES	63,844	45,352	71.0%	-	-	0.0%
FIRE DEPARTMENT	9,326,812	2,123,846	22.8%	337,000	1,173	0.3%
DISPATCH CENTER	1,394,988	359,215	25.8%	-	-	0.0%
HUMAN RESOURCES	221,526	39,220	17.7%	-	-	0.0%
SERVICE DIRECTOR	375,250	48,707	13.0%	-	-	0.0%
ENGINEERING OFFICE	972,128	186,932	19.2%	244,500	43,628	17.8%
PUBLIC BUILDING	821,817	72,302	8.8%	-	54	0.0%
ZONING	411,867	61,608	15.0%	70,000	13,260	18.9%
PARK MAINTENANCE	1,660,856	329,887	19.9%	144,638	1,299	0.9%
RESERVOIR RECREATION	20,311	2,426	11.9%	-	-	0.0%
RECREATION FUNCTIONS	1,186,060	232,254	19.6%	936,388	205,718	22.0%
CEMETERY DEPARTMENT	646,528	120,211	18.6%	184,600	23,828	12.9%
TOTAL GENERAL FUND	37,899,572	8,126,408	21.4%	34,277,849	7,562,928	22.1%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	3,784,432	904,671	23.9%	3,336,701	642,802	19.3%
TRAFFIC-SIGNALS	549,778	146,116	26.6%	-	1,243	0.0%
TOTAL SCM&R FUND	4,334,210	1,050,787	24.2%	3,336,701	644,045	19.3%
SCM&R HIWAYS	196,095	102,691	52.4%	206,020	52,013	25.2%
TOTAL SCM&R HIWAYS FUND	196,095	102,691	52.4%	206,020	52,013	25.2%
AIRPORT OPERATIONS	1,470,456	243,691	16.6%	1,342,062	257,273	19.2%
TOTAL AIRPORT FUND	1,470,456	243,691	16.6%	1,342,062	257,273	19.2%
WATER TREATMENT	4,953,264	835,865	16.9%	44,258	28,508	64.4%
WATER DISTRIBUTION	2,926,787	386,968	13.2%	79,200	18,518	23.4%
UTILITY BILLING	1,961,183	402,560	20.5%	12,331,546	2,317,715	18.8%
SUPPLY RESERVOIR	1,520,179	98,896	6.5%	23,126	2,062	8.9%
TOTAL WATER FUND	11,361,413	1,724,290	15.2%	12,478,130	2,366,803	19.0%
SANITARY SEWER MAINT	1,302,970	242,803	18.6%	1,000	10	1.0%
STORMWATER MAINT	320,506	47,298	14.8%	800,800	202,145	25.2%
WATER POLLUTION CONTROL	4,440,393	561,003	12.6%	9,545,983	2,457,026	25.7%
TOTAL SEWER FUND	6,063,869	851,104	14.0%	10,347,783	2,659,181	25.7%
PARKING	120,589	29,975	24.9%	95,781	28,836	30.1%
TOTAL PARKING FUND	120,589	29,975	24.9%	95,781	28,836	30.1%
SWIMMING POOL	185,265	37,589	20.3%	170,097	97	0.1%
TOTAL SWIMMING POOL FUND	185,265	37,589	20.3%	170,097	97	0.1%
CIT ADMINISTRATION	24,772,646	4,189,614	16.9%	29,381,000	7,313,499	24.9%
TOTAL CIT FUND	24,772,646	4,189,614	16.9%	29,381,000	7,313,499	24.9%

SNAPSHOT Revenues/Expenditures & Key Balances Snapshot PROJECTED:

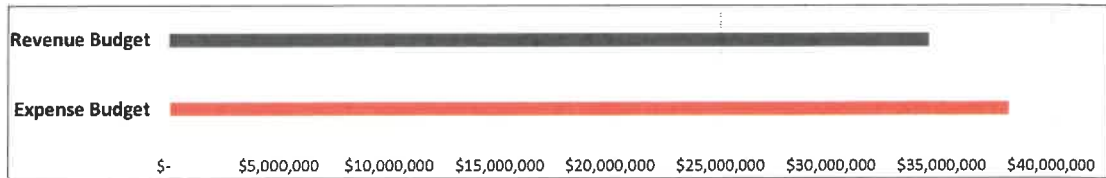
3/31/2024

GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated		\$	30,547,996
Revenue and Receipts Projection General Fund	\$	34,438,057	
Expenses Appropriated General Fund <i>(assumes \$0.00 returned by departments)</i>	\$	38,063,556	

BUDGETED OPERATIONAL SURPLUS/(DEFICIT) **(3,625,499)**

BUDGETED UNENCUMBERED YEAR END GENERAL FUND BALANCE **\$ 26,922,497**



MONITORING INTANGIBLE / ANTICIPATED ITEMS

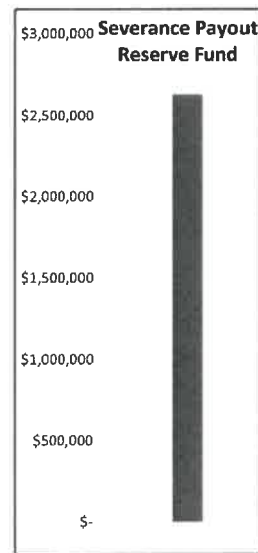
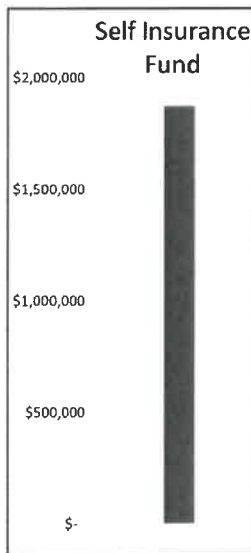
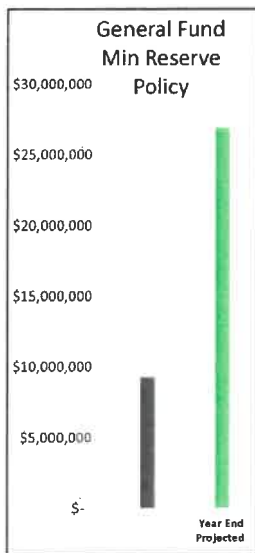
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LIKELY

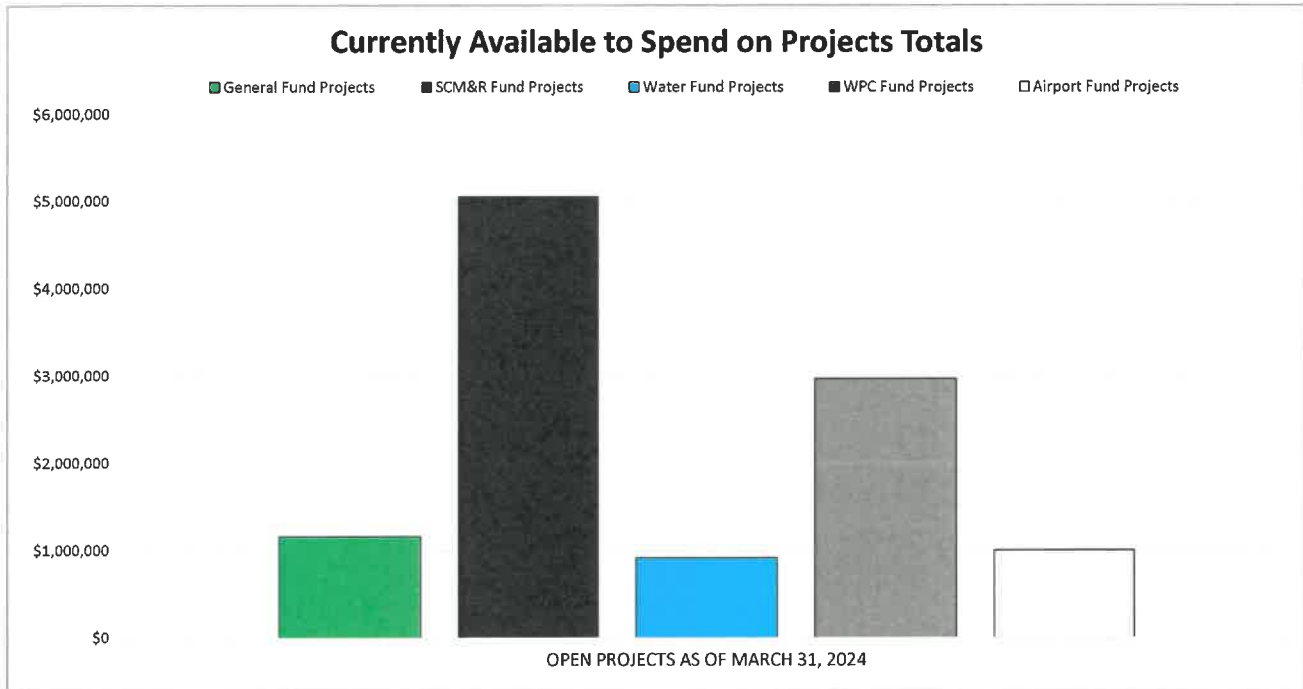
- Revenue Differential + / (-)
- Expense Differential + / (-)
- Additional Capital Improvements Plan General Fund Dollars
- Fund Subsidies + / (-)

FINANCIAL POLICY AMOUNTS

			Year End Projected	Over/(Short)
Minimum Reserve Balance General Fund	\$	9,311,758	\$ 26,922,497	\$17,610,740
General Fund Rainy Day Reserve Account <i>(to be adjusted in February)</i>			\$ 2,096,404	
Self Insurance Fund			\$ 1,873,429	
Severance Payout Reserve Fund & Potential Retirements			\$ 2,629,098	



CITY OF FINDLAY OPEN PROJECTS AS OF MARCH 31, 2024



PROJECT NUMBER	PROJECT NAME	TOTAL APPROPRIATED	TOTAL EXPENSED	TOTAL PENDING PURCHASE ORDERS	CURRENTLY AVAILABLE TO SPEND
		INCEPTION TO DATE	INCEPTION TO DATE		
31912000	PARKER TRAINING/RESTROOM REMODEL	322,559	91,443	197,537	33,580
31912500	TRAFFIC/FABRICATION SHOP	97,750	97,134	360	256
31912800	TYLER EXECUTIME IMPLEMENTATION	150,000	134,464	15,537	-
31913700	DOWNTOWN RECREATION AREA	1,605,775	100,775	1,240,000	265,000
31920700	22 ORC REQUIRED PD TRAINING	24,203	23,226	-	977
31920800	ENG/ZONING FILE SCANNING	92,000	72,414	9,544	10,042
31920900	MUNI BLDG ELEVATOR REPLACEMENT	382,200	381,319	-	881
31921900	SECURITY CAMERAS	91,130	88,370	1,171	1,589
31922200	2022 GIS FUNCTIONALITY GROWTH	80,000	47,912	30,046	2,042
31922400	MUNI BLDG BATHROOM UPGRADES	50,000	17,662	-	32,338
31923000	CUBE BLDG GENERATOR	165,000	-	127,837	37,163
31924300	RIVERSIDE DAM MODIFICATIONS	80,000	79,671	329	(0)
31924500	PARK/AIR RESTROOM CDBG	222,000	48,466	100,720	72,814
31924800	MLK MURAL	15,000	-	-	15,000
31925000	CITY ADA TRANSITIONAL PLAN	300,000	38,368	260,432	1,200
31925100	CITY RESTROOM ACCESSIBILITY	45,000	15,060	2,740	27,200
31925400	TECHNOLOGY IMPROVMENTS	70,000	69,295	-	705
31925600	TREE PLANTING	100,000	75	10,125	89,800
31925800	DEMOLITION PROGRAM	400,000	120,000	-	280,000
31931200	EMORY FT FINDLAY PLAY UPGRADE	620,000	60,614	9,081	550,305
31931300	2023 ENGINEERING REMODEL	68,000	67,724	270	6

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
31931800	RESERVOIR DOCKS	70,000	-	67,887	2,113
31931900	GREENWAY TRAIL P3	285,000	179,596	91,254	14,150
31932100	DARK DISPATCH UPGRADES	20,000	12,216	3,124	4,660
31932200	REMOTE OFFICES DOOR LOCKS	75,000	-	4,770	70,230
31932400	REPLACE BACKUP SERVER/NETWORK	45,000	34,357	-	10,643
31932600	2024 ARPA POLICE VEHICLES	322,500	203,351	85,694	33,455
31932700	2023 SIDEWALK IMPROVEMENTS	40,000	-	-	40,000
31933000	PHASE 2 BENCHING ENVIRONMENTAL	105,000	96,873	2,627	5,500
31933200	PD QUICK RESPONSE GRANT FY2022	62,500	27,203	35,297	-
31933300	RAWSON/SWALE RESTROOM RECON	996,400	83,125	44,975	868,300
31933400	RAWSON PARK TENNIS COURTS	45,000	37,565	3,496	3,939
31933900	FFD PUCO HAZMAT TRAINING GRANT	23,500	11,750	11,750	-
31934000	SOLAR ECLIPSE 2024	20,000	8,308	8,100	3,592
31934300	BULK TRASH & TIRE DROPOFF (ARPA)	20,000	10,421	9,579	-
31934600	BROAD AVENUE BIKE PATH	150,000	-	-	150,000
31934700	HPD GRANT 2024	22,000	-	22,000	-
31941400	BECKETTS BURGER BAR RLF LOAN	120,000	120,000	-	-
31948200	OHIO 629 - MARATHON	250,000	24,026	10,000	215,974
31955300	ROWMARK 629 ROADWORK	100,000	1,516	-	98,484
31966800	2017 ORC PD REQUIRED TRAINING	39,556	4,000	15,896	19,659
31977900	PUBLIC SAFETY SOFTWARE SYSTEM	731,770	729,301	2,086	383
31993600	KEEP ACTIVE KEEP HEALTHY PROG	101,000	100,990	10	0
31993800	RVR GREENTRAIL TO RIVERBEND	3,274,509	3,231,180	-	43,329
31994900	FIRE STRICT FACILITY	2,440,500	2,395,787	-	44,713
GENERAL FUND PROJECTS		14,339,852	8,865,554	2,424,274	3,050,023
32542300	OIL DITCH CLEANING	170,000	-	-	170,000
32549500	HOWARD RUN DITCH CLEANING	6,000	-	-	6,000
32811100	I75/CR99 INTERCHANGE PID10237	420,000	420,000	-	-
32821400	HAN-INTERSTATE & FHS TRAILS	201,000	159,146	29,755	12,100
32823100	S MAIN/HARDIN INTERSECTION	160,000	110,184	32,401	17,415
32823200	S MAIN/CRAWFORD INTERSECTION	140,000	89,951	29,707	20,342
32823400	W MAIN CROSS/CORY INTERSECTION	143,000	96,633	35,012	11,356
32830300	2023 STREET PREV MAINT	625,000	611,037	2,087	11,876
32830400	23 ANNUAL RESURFACING/CURB	1,427,000	1,359,125	-	67,875
32831600	S WEST/MAIN CROSS INTERSECTION	175,000	53,039	97,400	24,562
32833800	ODOT FY24 BIGELOW RESURFACING	876,288	305	684,743	191,240
32840100	24 STREET RESURFACING/CURB	1,152,000	1,005	1,015,302	135,693
32840200	HAN US68/SR15 INTERCHANGE	575,000	538,317	-	36,683
32852700	W SANDUSKY/WESTERN AVENUE	190,000	113,433	3,642	72,925
32864600	CR212/CR236 WIDENING	3,667,500	228,549	22,952	3,415,999
32876000	BLANCHARD/LINCOLN BIKE LANE	3,471,500	2,600,221	7,886	863,394
SCM&R FUND PROJECTS		13,399,288	6,380,943	1,960,887	5,057,458

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
35222100	TERMINAL BLDG MOVE/REHAB	126,000	119,807	3,260	2,933
35224000	AIP-33 NORTH APRON REHAB CONS	2,283,995	2,016,267	213,386	54,342
35225200	AIP-35	495,162	233,219	72,366	189,577
35231700	AIRPORT FUEL FARM REPAIRS	100,000	-	56,500	43,500
35232300	AIRPORT SNOW REMOVAL EQUIP BLDG	250,000	-	-	250,000
35234200	AIP-34	323,000	141,580	175,220	6,200
35234500	RUNWAY 7/25 NAV-AID REHAB	490,400	325	31,308	458,767
AIRPORT FUND PROJECTS		4,068,557	2,511,199	552,040	1,005,319
35512100	WASHINGTON AVE STORM UPGRADE	40,000	19,053	9,900	11,047
35601300	WPC CLARIFIER 3&4 REHAB	1,080,845	951,980	61,200	67,665
35611600	SPRINGLAKE SANITARY UPGRADE	625,000	542,430	32,250	50,320
35626200	CSO LTC PLAN AMENDMENT 22	390,000	330,427	34,620	24,953
35630100	WPC AUTOMATIC TRANSFER SWITCH	300,000	1,269	254,000	44,731
35631500	PROJECT HAT TRICK	3,000,000	111,125	163,779	2,725,096
35633600	2023 ANNUAL SEWER & MANHOLE	702,000	4,682	648,000	49,318
35633700	2023 LARGE DIAMETER SWR CLEAN	2,000	-	-	2,000
SEWER FUND PROJECTS		6,139,845	1,960,966	1,203,749	2,975,130
35710100	RECTOR AVE WATERLINE REPLACE	444,147	196,388	182,992	64,767
35723800	SMALL WATERLINE UPGRADES	505,000	20,660	15,955	468,385
35725300	WTP GENERATOR	1,685,000	6,628	1,676,419	1,953
35730800	LAUREL LANE W/L REPLACEMENT	130,000	1,779	100,527	27,694
35732500	23 BILLING/DIST ROOF REPLACE	155,000	69,292	85,677	31
35732900	EAST ST W/L REPAIR	2,000	-	-	2,000
35740300	HEMPHILL W/L REPLACEMENT	2,000	413	500	1,087
35740400	S WEST ST W/L REPLACEMENT	2,000	-	500	1,500
35740500	BLANCHARD ST WATERLINE PH 2	2,750	600	-	2,150
35781800	WTP SCADA SYSTEM UPGRADES	585,600	540,850	26,865	17,885
35782800	RESERVOIR TRANSFER LINE REHAB	1,957,881	153,060	1,710,843	93,977
35783300	WATER METER SYSTEM REPLACE	4,723,622	1,267,622	3,267,147	188,853
35790800	WTP CO2 TANKS REPLACEMENT	1,250,000	52,701	1,149,464	47,835
WATER FUND PROJECTS		11,445,000	2,309,993	8,216,889	918,118

<u>PROJECT</u> <u>NUMBER</u>	<u>PROJECT NAME</u>	<u>TOTAL</u> <u>APPROPRIATED</u> <u>INCEPTION TO DATE</u>	<u>TOTAL</u> <u>EXPENSED</u> <u>INCEPTION TO DATE</u>	<u>TOTAL</u> <u>PENDING</u> <u>PURCHASE ORDERS</u>	<u>CURRENTLY</u> <u>AVAILABLE</u> <u>TO SPEND</u>
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CITY OF FINDLAY
CASH & INVESTMENTS AS OF MARCH 31, 2024

<u>AMOUNT</u>	<u>DESCRIPTION AND COUPON RATE</u>	<u>BANK/FIRM</u>
\$ 1,964,000.00	STAR OHIO @ 5.460%	
134,104.26	STAR OHIO @ 5.460%	
51,003,500.00	STAR OHIO @ 5.460%	
1,682,101.75	STAR OHIO @ 5.460%	
39,505,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
946,835.94	US TREASURY @ 0.250% 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/>		
\$ 99,635,620.08	INVESTMENT TOTAL	
2,508,689.80	5/3 BANK ACCOUNT BALANCE	
-	ACCRUED INVESTMENT INTEREST	
<hr/>		
<u>\$ 102,144,309.88</u>	TOTAL CASH & INVESTMENTS	

UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)

GENERAL	\$ 26,922,497
SCM&R	1,285,981
SCM&R HIWAY	411,509
SEVERANCE PAYOUT RESERVE	2,629,098
ARPA	63,402
AIRPORT	288,239
WATER	6,199,516
SEWER	15,056,662
STORMWATER	2,465,534
PARKING	37,019
CIT ADMINISTRATION	964,794
CIT CAPITAL IMPROVEMENT	7,785,687
CIT FLOOD MITIGATION	2,500,000

CITY OF FINDLAY

BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF MARCH 31, 2024

\$ 31,939,852.99	General Fund
2,096,403.85	General Fund Restricted Rainy Day
4,287,765.48	General Fund Projects
1,344,444.51	SCM&R Fund
4,083,748.95	SCM&R Fund Projects
-	County Permissive License Fund
355,577.78	State Highway Fund
934.39	Law Enforcement Trust Fund
3,044.03	Drug Law Enforcement Trust Fund
357,791.90	ID Alcohol Treatment Fund
58,798.78	Opioid Abatement Fund
74,652.90	Enforcement & Education Fund
1,077,751.00	Court Special Projects Fund
183,858.13	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
181,837.97	Alcohol Monitoring Fund
195,254.76	Mediation Fund
95,356.30	Electronic Imaging Fund
9,590.63	Legal Research Fund
2,616,204.92	Severance Payout Fund
63,402.31	ARPA Fund
552,895.24	Debt Service Fund
-	CR 236 TIF Fund
1,127,375.12	Municipal Court Improvement Fund
446,682.73	Airport Fund
560,407.68	Airport Fund Projects
6,478,144.57	Water Fund
938,167.97	Water Fund Restricted
6,536,411.16	Water Fund Projects
13,199,865.81	Sewer Fund
5,333,675.03	Sewer Fund Restricted
4,070,188.75	Sewer Fund Projects
63,441.09	Parking Fund
-	Parking Fund Projects
(23,292.92)	Swimming Pool Fund
29,768.67	Internal Service Central Stores Fund
-	Internal Service Workers Comp Fund
2,015,423.72	Internal Service Self Insurance Fund
3,848,621.11	CIT Fund
2,810,274.35	CIT Fund- Restricted Capital Improvements
2,500,000.00	CIT Fund - Restricted Flood Mitigation
181,807.17	Police Pension Fund
181,807.17	Fire Pension Fund
73,362.98	Unclaimed Monies Fund
260,215.00	Tax Collection Agency Fund
1,706,153.29	Cemetery Trust Fund
172,576.95	Private Trust Fund
51,909.84	Guaranteed Deposits
-	Special Assessments Pavements Fund
46.26	Special Assessments Sidewalks Fund
-	Special Assessments Sidewalks Fund Projects
-	Special Assessments Storm Fund
\$ 102,144,309.88	TOTAL CASH & INVESTMENTS

Board of Zoning Appeals

March 14, 2024

Members present: Phil Rooney, Chairman; Blaine Wells; Scott Brecheisen; and Brody Yingling.

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

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-02-2024-64608

Address: 1020 Interstate Drive

Zone: C-2 General Commercial

Filed by Findlay Lodging LLC, regarding a variance from section 1161.12.12.6 of the City of Findlay Zoning Ordinance for a new electronic message center sign cabinet at 1020 Interstate Court. The applicant is proposing to add a new building 72-square foot EMC cabinet to their existing interstate hi-rise sign. This section allows for 25-percent of the constructed sign area to be an EMC, which is 27-square feet.

The applicant is looking to add a sign panel that will be an EMC. The zoning code allows for the EMC portion of the sign to be 25-percent of the total constructed sign area. The code does allow for additional panels to be up to 75- square feet, but the percentage of the sign that may be an EMC still must be abided by.

The city will not oppose the board's decision.

(The applicant did not show up for the meeting).

Mr. Rooney asked if there are any communications on this case.

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

Mr. Rooney made a motion to table this case to give the applicant a chance to speak and answer any questions the board may have.

Mr. Brecheisen seconded the motion.

Motion to table this case approved, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-03-2024-64629

Address: 718 Cherry Street

Zone: R-3 Small Lot Residential

Filed by William Baker, regarding a variance from section 1161.03(B)(1) of the City of Findlay Zoning Ordinance for a constructed 4-foot high privacy fence at 718 Cherry Street. The applicant has constructed a 4-foot high wooden privacy fence in the front yard that is 2.3-feet from the Carnahan Avenue right-of-way. This section allows for a 4-foot high fence that must be 50-percent open in the required front yard.

The applicant has constructed a 4-foot high, solid fence without a permit. There used to be a picket fence at the location, in which was replaced by the current fence. There is approximately about 10-feet of boulevard area that is green space, which makes the vision clearance coming out of the alleyway unlike what another corner lot may be impeded in a similar situation.

The city will not oppose the board's decision.

Mr. Blaine asked for confirmation that this fence was completed in 2022.

Mr. Adkins stated it was discovered in 2023 while doing an inspection at a neighboring property.

Mr. Baker, 718 Cherry Street, was sworn in. He stated he got a quote to replace the fence and did not know he had to have it spaced out. He wanted it solid for his dog, for security. He did not replace the posts, just the pickets.

Mr. Wells asked if the contractor made a reference to a permit when he had it quoted?

Mr. Baker stated, No, they did not.

Mr. John Richter, 802 Cherry Street, was sworn in. He stated there is a very large setback from the street to the sidewalk, which is approximately 12-14 feet. Benefits of it being a solid fence is his dog does not really chase people up and down the fence line like he used to; and the fence looks good, is very well done and it is very sturdy. He stated he lives right across the street and the fence looks good and does not impede on anybody's vision. He stated there is a lot of space on those two corners.

Mr. Rooney asked if there are any communications on this case.

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

Mr. Wells stated the concern with a corner lot is the safety concern of it creating an obstruction (inaudible). He stated there is no obstruction.

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

Ms. Mathias stated since he has obtained his permit, and paid the triple fee, we will just amend the current permit.

Mr. Yingling seconded the motion.

Motion to approve the requested variance, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-04-2024-64636

Address: 123 McPherson Avenue

Zone: R-2 Medium Lot Residential

Filed by Alvin Rock, regarding a variance from sections 1122.04(A), 1124.04(B), and 1124.06(A) of the City of Findlay Zoning Ordinance for a new dwelling at 123 McPherson Avenue. The applicant is proposing to construct new dwelling with 900-square foot of living area, that will be 12.6-feet from the front yard property line and 2-feet from the side yard property line. These sections require an average of the neighboring properties to determine the front yard setback, a 5-foot side yard setback, and a minimum of 1300-square feet of living area.

The applicant is proposing to tear down the existing dilapidated dwelling and replace it with a similar foot print dwelling, using the existing foundation. The average living area size surrounding this parcel is less than 1300- square feet, but greater than 900- square feet. Additionally, the dwelling currently sits 5-feet from the east property line and 2-feet from the western property line.

With an existing eye-sore being replaced with a new dwelling, the city will not oppose the board's decision.

Mr. Alvin Rock and Taylor Fieger, 8002 Township Road 237, was sworn in.

Mr. Rock stated they purchased the property about a year ago with the intent of fixing up what is there; however, after tearing out the drywall, they realized there was a lot more repairs than was anticipated and there is a program going on where they can potentially tear down a house with a grant. The house is non-livable. They want to use the existing foundation and build a new house on it.

Mr. Wells asked if the intent is to live in it, sell it or rent it?

Mr. Rock stated they do not know at this time. It depends on what happens; if their cost goes to far up, they will probably just have to sell it.

Mr. Wells asked if this property has a shared driveway?

Mr. Rock stated, yes.

Mr. Wells (inaudible)...

Ms. Taylor Fieger stated it is a renter next door. (inaudible)...

Mr. Yingling asked if all the properties are in line?

Mr. Rock stated, yes.

Mr. Rooney asked if there are any communications on this case.

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

Mr. Wells stated there is an urgent need for nice housing, so he made a motion to approve the requested variance pending the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance pending the required permits be obtained within 60 days, 4-0.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-05-2024-64650

Address: 3785 Speedway Drive

Zone: C-2 General Commercial

Filed by 5D Taylor III, regarding a variance from section 1161.12.8(C)(1) of the City of Findlay Zoning Ordinance for a new low-profile sign at 3785 Speedway Drive. The applicant is proposing to construct a new 32-square foot low-profile sign that will be 4-feet from the Speedway Drive right-of-way. This section requires a 10-foot setback from the Speedway Drive right-of-way.

The applicant is permitted to have an additional 32- square foot sign along Speedway Drive. The issue is being able to meet a 10-foot setback due to the configuration of the parking lot. Abiding by a 10-foot setback, the sign would be in the drive isle of the parking lot.

The city will not oppose the board's decision.

Mr. Greg Bunger, 808 Distribution Drive, Columbus, Ohio, was sworn in. He stated they are proposing a small ground sign at the entrance off of Speedway Drive at the Kia Dealership. He said the 10-foot setback that the code allows, would not work there or the sign would be in the parking lot. It's a small sign, only 4-feet high so there won't be an issue of visibility with cars pulling out, even with a 4-foot setback. They do have a sign in front along 99, but there is no entrance on 99. This sign will be to identify the entrance on Speedway Drive.

Mr. Wells asked how far it will be South from the corner along 99 to the sign?

Mr. Bunger stated he was not sure, he believes it is at least 50-feet.

Mr. Wells asked if it is at the first entrance from 99?

Mr. Bunger stated that is correct.

Mr. Rooney asked if there are any communications on this case.

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

Mr. Wells made a motion to approve the requested variance contingent on the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance contingent on the required permits be obtained within 60 days., 4-0.

The February 08, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary

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: **March 2024**

Date of completion of most recent physical inventory
03/01/2024

	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	180	70	87	1	15	1	0	354	0
New cases filed 2	34	7	23	0	8	0	0	72	0
Cases transferred in, reactivated or redesignated 3	6	1	4	0	0	0	0	11	0
TOTAL (Add lines 1-3) 4	220	78	114	1	23	1	0	437	0
Jury trial 5	0	0	0	0	0	0	0	0	0
Court trial 6	1	0	0	0	0	0	0	1	0
Default 7				0	0	0	0	0	0
Guilty or no contest plea to original charge 8	15	7	14					36	0
Guilty or no contest plea to reduced charge 9	2	0	0					2	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil) 10	0	0	0	0	0	0	0	0	0
Other Dismissals 11	29	0	10	0	2	0	0	41	0
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	5	1	3	0	0	0	0	9	0
Bankruptcy stay or interlocutory appeal 15	0	0	0	0	0	0	0	0	0
Other terminations 16	0	1	1	0	8	0	0	10	0
TOTAL (Add lines 5-16) 17	52	9	28	0	10	0	0	99	0
Pending end of period (Subtract line 17 from line 4) 18	168	69	86	1	13	1	0	338	0
Cases pending beyond time guideline 19	0	0	0	0	2	0	0	0	0
Number of months oldest case is beyond time guideline 20	0	0	0	0	2	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline 21	0	0	0	0	2	0	0	0	0

Approved - FTP 4/12/24

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

STEPHANIE M BISHOP Date

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

Court: **FINDLAY MUNICIPAL COURT** Judge: **STEPHANIE M BISHOP**

Report for the month of: **March 2024**

	A	B	C	D	E	F	G	H	I	T	
	Felonies	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.E.D.	Other Civil	Small Claims	TOTAL	
Pending beginning of period	1	2	56	2	420	7	502	48	0	167	1204
New cases filed	2	8	89	20	859	1	161	14	0	64	1216
Cases transferred in, reactivated or redesignated	3	0	21	1	89	0	3	0	0	0	114
TOTAL (Add lines 1-3)	4	10	166	23	1368	8	666	62	0	231	2534
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults)	5	0	9	1	27	2	77	30	0	1	147
Hearing by Magistrate (Include guilty or no contest pleas and defaults)	6		2	0	35	0	0	0	0	42	79
Transfer (Include waivers of preliminary hearing and individual judge assignments)	7	6	70	17	48	0	19	1	0	0	161
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	8	0	0	0	0	0	1	1	0	0	2
Other dismissals (Include dismissals at preliminary hearing)	9	1	4	0	94	0	14	4	0	29	146
Violations Bureau	10		0		214						214
Unavailability of party for trial or sentencing	11	0	6	1	137	0	0	0	0	0	144
Bankruptcy stay or interlocutory appeal	12	0	0	0	0	0	4	1	0	0	5
Other terminations	13	0	10	0	299	0	0	0	0	1	310
TOTAL (Add lines 5-13)	14	7	101	19	854	2	115	37	0	73	1208
Pending end of period (Subtract line 14 from line 4)	15	3	65	4	514	6	551	25	0	158	1326
Cases pending beyond time guideline	16	0	0	0	0	0	1	0	0	0	0
Number of months oldest case is beyond time guideline	17	0	0	0	0	0	1	0	0	0	0

Approved FTP 4/12/24

STEPHANIE M BISHOP

Date

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

Date

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

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

Court: **FINDLAY MUNICIPAL COURT** Judge: **ALAN D HACKENBERG**
Report for the month of : **March 2024**

Date of completion of most recent physical inventory
06/30/2023

	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	132	67	79	0	18	0	0	296	0
New cases filed	36	10	25	0	11	1	0	83	0
Cases transferred in, reactivated or redesignated	4	0	2	0	0	0	0	6	0
TOTAL (Add lines 1-3)	172	77	106	0	29	1	0	385	0
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	0	1	0	0	0	0	1	0
Default				0	0	0	0	0	0
Guilty or no contest plea to original charge	10	13	15					38	0
Guilty or no contest plea to reduced charge	4	0	4					8	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	18	1	6	0	0	0	0	25	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	1	1	6	0	0	0	0	8	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	1	1	2	0	12	1	0	17	0
TOTAL (Add lines 5-16)	34	16	34	0	12	1	0	97	0
Pending end of period (Subtract line 17 from line 4)	138	61	72	0	17	0	0	288	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

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

Approved & FTP 4/12/24

ALAN D HACKENBERG Date

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

STEPHANIE M BISHOP Date

MONTHLY REPORT

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

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

FINDLAY MUNICIPAL COURT Monthly Report for March, 2024

PAGE 1

	*****CURRENT YEAR*****	*****LAST YEAR*****
	MTD YTD	MTD YTD
CASES FILED:		
TRAFFIC	879 2,352	822 2,207
TRAFFIC COMPANION	89 273	124 359
CRIMINAL	97 299	126 388
CRIMINAL COMPANION	3 22	11 34
SEARCH WARRANT	6 24	5 17
CIVIL	176 519	170 438
SMALL CLAIMS	64 222	78 256
EXTRADITION	2 4	- 4
HABITUAL TRAFFIC VIOLATOR	- 1	- -
OTHER	10 38	22 43
TOTALS	1,326 3,754	1,358 3,746
COURT PROCEEDINGS:		
ABILITY TO PAY	4 9	2 9
Admin License Suspension	- 7	6 13
APPEAL DOG DESIGNATION	- -	- 1
Arraignment	888 2,489	869 2,463
Attachment	19 33	10 33
BOND RETURN	2 5	2 3
BOND VIOLATION	- 3	- -
Civil Status Conference	4 4	1 8
COMMUNITY SERVICE REVIEW	7 12	7 24
Contempt of Court	43 77	33 97
CONTESTED DUS CONTEMPT HEARING	- 1	- -
Contested Small Claims	1 2	3 5
Continued	654 2,023	651 1,986
Damages	1 1	3 6
Debtors Examination	33 130	126 260
Default	- 1	1 4
Desk Review	114 383	98 272
DIVERSION PLEA	8 17	2 8
DUS DIVERSION REVIEW	6 10	4 9
Extradition	1 2	- -
Forcible Detention	7 44	18 40
Garnishment	- 1	1 3
Hearing on Motion	3 7	25 40
HEARING ON MOTION TO SEAL RECOR.	6 24	13 21
HEARING ON WARRANT	- -	- 30
Jury Trial	- 3	2 2
Marriage	9 19	3 7
Mediation	- 2	- -
Miscellaneous	1 8	- 2
Motion to Dismiss	- -	- 2
Motion to Vacate Judgment	- -	1 1
Motion to Withdraw as Counsel	- 3	- 2
Plea	78 260	103 297
Preliminary	1 12	7 30
Pre-Trial	144 501	185 467
Pre-Trial with Judge	55 193	91 248

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
Revivor	6	17	4	9
Revocation	5	20	9	25
SECOND PRETRIAL	75	285	91	319
Sentencing	5	14	4	10
Small Claims	60	173	71	194
STATUS CONFERENCE	1,181	3,825	1,104	4,007
Suppression	3	13	3	7
TELEPHONE PRETRIAL	14	48	12	46
TREATMENT REVIEW CALL	3	3	-	-
TREATMENT REVIEW REPORT	10	12	-	-
Trial	4	12	6	17
WRIT OF RESTITUTION	8	33	11	27
WRITTEN PLEA	6	23	10	31
TOTALS	<u>3,469</u>	<u>10,764</u>	<u>3,592</u>	<u>11,085</u>

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CRIMINAL VIOLATIONS:				
ASSAULT	5	12	8	18
BURGLARY	-	3	-	2
CONTEMPT	-	1	-	-
CRIMINAL DAMAGING	2	4	7	9
CRIMINAL TRESPASS	6	13	5	9
DISORDERLY CONDUCT	9	26	15	25
DOMESTIC VIOLENCE	10	39	12	39
DRUG ABUSE	8	14	27	111
OPEN CONTAINER PROHIBITED	1	2	1	4
OVI	-	1	1	1
RESISTING ARREST	-	1	1	7
TELEPHONE HARASSMENT	-	-	-	1
THEFT	12	62	22	59
UNDERAGE CONSUMPTION	-	-	2	5
OTHER CRIMINAL	47	144	36	132
TOTALS	100	322	137	422
TRAFFIC VIOLATIONS:				
ACD/SPEED	20	62	31	69
DISOBEYING TRAFFIC CONTROL DEV	12	32	7	32
DRIVING UNDER SUSPENSION	38	109	44	104
EXPIRED REGISTRATION	15	84	26	90
FAIL TO MAINTAIN CONTROL	14	90	30	102
FAILURE TO YIELD RIGHT OF WAY	9	22	16	34
LEAVING SCENE OF AN ACCIDENT	5	11	-	13
LEFT OF CENTER	-	1	1	4
OVERLOAD	37	89	59	174
OVI	29	91	63	194
PASSING A STOPPED SCHOOL BUS	4	9	3	9
RECKLESS OPERATION	1	4	4	5
SEAT BELT	57	154	73	151
SPEEDING	536	1,354	386	1,063
OTHER TRAFFIC	191	513	203	522
TOTALS	968	2,625	946	2,566

NOTE: SEARCH WARRANTS NOT INCLUDED IN VIOLATION TOTALS

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ARRESTING AGENCY:				
PATROL				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	688	1,742	548	1,431
OMVI	12	43	36	83
CRIMINAL FELONIES	-	-	-	3
CRIMINAL MISDEMEANORS	5	9	19	78
SEARCH WARRANTS	-	4	-	2
FINDLAY P.D. (BY ORDINANCE)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	149	489	162	497
OMVI	10	24	19	73
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	56	195	71	206
SEARCH WARRANTS	-	-	-	-
FINDLAY P.D. (BY ORC)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	-	1	-	1
OMVI	-	-	1	1
CRIMINAL FELONIES	7	19	12	33
CRIMINAL MISDEMEANORS	20	53	15	41
SEARCH WARRANTS	5	14	4	12
SHERIFF				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	102	296	170	438
OMVI	7	25	8	38
CRIMINAL FELONIES	1	1	1	2
CRIMINAL MISDEMEANORS	7	22	15	38
SEARCH WARRANTS	1	5	-	2
OTHERS				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	-	6	3	5
OMVI	-	-	-	-
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	4	21	3	20
SEARCH WARRANTS	-	1	1	1
TOTALS	1,074	2,970	1,088	3,005
PROBATION:				
ESTABLISHED	26	77	20	68
TERMINATED	30	94	24	73
CURRENT	26	26	35	35
TOTALS	82	197	79	176

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ACTIVITIES ORDERED:				
ALCOHOL EVALUATION	-	-	-	1
ALCOHOL/SUBSTANCE EVAL	7	26	8	25
ANGER MANAGEMENT	-	1	1	1
BENCH WARRANT TO AGENCY	145	427	192	610
COMMUNITY SERVICE	-	-	-	1
COMMUNITY SERVICE CITY	4	13	2	9
COMMUNITY SERVICE COUNTY	3	24	9	24
COMMUNITY SERVICE INDIVIDUAL	21	66	25	59
COMMUNITY SERVICE NO JAIL	-	1	-	-
DIP	13	37	20	57
DOMESTIC VIOLENCE PROGRAM	-	1	-	-
ELECTRONIC HOME MONITORING	-	-	-	2
FORM 95	-	3	1	3
JAIL	8	24	9	18
Jail Term Suspended Condition	1	7	1	3
MENTAL EVAL	-	1	2	3
NO CONTACT WITH VICTIM	6	6	2	8
Pay Restitution	3	5	3	9
Probation	8	21	14	44
SCRAM	-	6	2	16
STAR Program	5	15	3	8
TREATMENT FRC	-	11	6	16
TREATMENT MISCELLANEOUS	-	11	3	13
UCP	-	2	-	2
Victim	1	1	-	-
VIP	11	38	16	52
TOTALS	236	747	319	984

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

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

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$2,601.66	\$6,327.42	\$2,848.10	\$7,147.35
BOND FEES	\$450.00	\$725.00	\$425.00	\$775.00
CIVIL DEPOSIT TENDERS	\$505.00	\$3,457.23	(\$5.00)	\$1,240.00
COURT COST	\$70,723.88	\$225,423.60	\$76,768.53	\$176,975.97
DUI ENFORCEMENT	\$2,784.11	\$8,344.90	\$3,257.26	\$8,340.06
ELECTRONIC IMAGING	\$4,331.98	\$12,805.76	\$4,758.26	\$12,307.51
FINES & FORFEITURES	184,858.90	\$580,060.47	202,030.67	\$535,799.55
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$361.68	\$1,346.37	\$726.00	\$1,730.69
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$200.03	\$550.67	\$160.09	\$457.34
JAIL HOUSING	\$18,456.07	\$67,515.75	\$37,646.30	\$66,890.44
JAIL REIMBURSEMENT	\$97.00	\$529.57	\$225.00	\$699.32
LEGAL RESEARCH	\$3.50	\$12.50	\$4.50	\$12.50
MEDIATION	\$1,341.50	\$3,969.88	\$1,507.50	\$3,896.00
MISCELLANEOUS	\$28,098.46	\$80,798.52	\$31,376.16	\$80,220.78
MUNI COURT COMPUTERIZATION	\$7,029.12	\$20,817.32	\$7,708.12	\$20,010.55
MUNI COURT IMPROVEMENT	\$18,042.95	\$53,545.92	\$19,581.55	\$51,228.82
RESTITUTION	\$593.90	\$1,211.76	\$254.50	\$689.00
SPECIAL PROJECTS	\$29,939.78	\$87,621.31	\$32,606.46	\$84,407.54
STATE PATROL	\$25,031.14	\$68,962.22	\$24,206.94	\$64,508.29
TRAFFIC/CRIMINAL BONDS	\$13,486.74	\$40,682.95	\$10,216.24	\$37,730.82
	408,937.40	\$1,264,709.12	456,302.18	\$1,155,067.53

DISTRIBUTIONS:

ALCOHOL MONITORING	\$2,601.66	\$6,327.42	\$2,848.10	\$7,147.35
BOND FEES	\$450.00	\$725.00	\$425.00	\$775.00
CIVIL DEPOSIT TENDERS	\$662.38	\$662.38	\$0.00	\$495.00
COURT COST	\$70,592.88	\$224,654.60	\$76,334.17	\$174,825.61
DUI ENFORCEMENT	\$2,770.55	\$8,283.88	\$3,236.92	\$8,295.99
ELECTRONIC IMAGING	\$4,319.98	\$12,751.76	\$4,731.26	\$12,259.51
FINES & FORFEITURES	185,088.01	\$572,007.69	200,520.61	\$539,904.33
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$361.68	\$1,346.37	\$726.00	\$1,730.69
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$200.03	\$550.67	\$160.09	\$457.34
JAIL HOUSING	\$18,456.07	\$67,515.75	\$37,412.09	\$66,656.23
JAIL REIMBURSEMENT	\$97.00	\$529.57	\$225.00	\$699.32
LEGAL RESEARCH	\$3.50	\$12.50	\$4.50	\$12.50
MEDIATION	\$1,337.50	\$3,951.88	\$1,498.50	\$3,880.00
MISCELLANEOUS	\$35,303.90	\$107,535.48	\$43,519.43	\$110,235.93
MUNI COURT COMPUTERIZATION	\$7,009.12	\$20,727.32	\$7,665.12	\$19,932.55
MUNI COURT IMPROVEMENT	\$17,990.95	\$53,311.92	\$19,467.55	\$51,023.82
RESTITUTION	\$683.90	\$1,267.90	\$190.00	\$1,198.41
SPECIAL PROJECTS	\$29,855.78	\$87,243.31	\$32,422.46	\$84,076.54
STATE PATROL	\$24,869.14	\$68,344.22	\$24,041.94	\$64,145.29
	402,654.03	\$1,237,749.62	455,428.74	\$1,147,751.41

DISTRIBUTED TO:

April 12, 2024

Dear Honorable Council:

I am writing to inform you that the Unions and Administration are initiating the negotiation process very soon for the Contract term beginning January 1st, 2025. Administration will provide Council frequent updates during the process as we progress towards a mutually agreed upon contract.

Recently there were questions brought up regarding Council's involvement in the negotiations. There is no City policy dictating a Councilmember be involved. Additionally, there is cited case law from State Employment Relations Board (SERB) identifying that involvement by an Ohio City Council was found to be unfair labor practice and resulted in legal action against that Council.

With that, the Administration will continue to take the lead in the negotiations and keep Council and other necessary parties informed as appropriate. We have been fortunate that because of years of trust and working partnerships our Union negotiations have been able to avoid utilizing outside legal counsel and have resulted in reasonable and fair contracts for our Union members as well as implementation of a predictable and transparent wage structure for all City employees.

If you have any questions please don't hesitate to contact me.

Sincerely,



Rob Martin
Service Safety Director

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

COMMITTEE REPORT


THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on April 1, 2024 to determine policies and procedures for instituting utility billing rate changes.

We recommend

- Scheduling another meeting to finalize recommendations to the full Council for policies & procedures for instituting utility billing rate changes
- Service Safety Director Martin & Council Representative Russel recommendation changes to the Water Rules & Stormwater Rules that would implement the Committee's recommendations for instituting utility billing rate changes

Aye Nay


Grant Russel, Chairman **MOTION**

Aye Nay

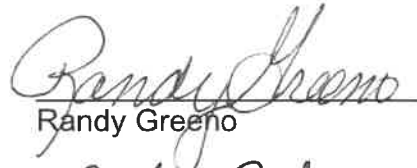

Brian Bauman

Aye Nay


Dan DeArment

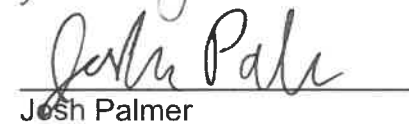
LEGISLATION: _____

Aye Nay


Randy Greeno **SECOND**

DATED: April 1, 2024

Aye Nay


Josh Palmer

COMMITTEE:
WATER & SEWER

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on April 1, 2024 to discuss the West Park sanitary projects.

We recommend

- Go to bid for the sanitary projects on Tappan Street & Newell Street serving six houses with an estimated cost of \$420,000
- Waive tap fees for owners of the eight affected properties on Tappan St, Newell St. & Lima Ave.
- Work with Hancock Public Health and Hancock Regional Planning Commission to secure financial assistance, as needed, for owners of the eight affected properties on Tappan St, Newell St. & Lima Ave.
- Direct City Engineer to work with the property owners of 1601 & 1739 Lima Avenue to establish a plan for connections to city sanitary sewers from these properties

Aye Nay


Grant Russel, Chairman

MOTION

Aye Nay


Brian Bauman

SECOND

Aye Nay


Dan DeArment

LEGISLATION: _____

Aye Nay


Randy Greeno

DATED: April 1, 2024

Aye Nay


Josh Palmer

COMMITTEE:
WATER & SEWER

Committee Members:

- | | | |
|-------------------------------------|--|--------------------------|
| <input checked="" type="checkbox"/> | Josh Palmer, 7 th Ward, Chair | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Dan DeArment, Ward 4 | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Dennis Hellmann, Ward 2 | <input type="checkbox"/> |
| <input type="checkbox"/> | | <input type="checkbox"/> |
| <input type="checkbox"/> | | <input type="checkbox"/> |

Meeting Start Time: 5:30pMeeting End Time: 6:02p**Staff:**Guests: Members of the Public**Agenda:****Call to Order****Roll Call****New Items**

Review 2024-2025 Council Rules of Procedure

AdjournmentJoshua Palmer

Ad Hoc Committee Chair

COMMITTEE REPORT

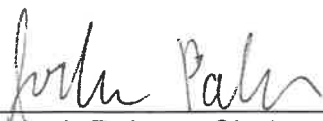
THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

An **AD HOC COMMITTEE** met on April 9, 2024 to continue discussions from the March 13, 2024 and March 26, 2024 Ad-Hoc Committee meetings on reviewing the 2024-2025 Council Rules of Procedure.

We recommend

the adoption of the attached Changes to the Rules of Procedure for City Council Meetings.

Aye Nay



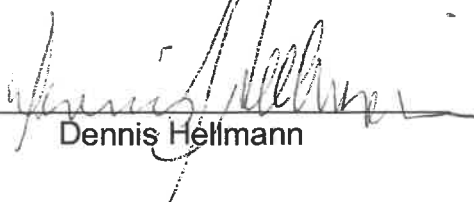
Josh Palmer, Chair

Aye Nay



Dan DeArment

Aye Nay



Dennis Hellmann

AD-HOC COMMITTEE

LEGISLATION: _____

DATED: April 9, 2024

Ad Hoc committee meeting on Council Rules

Tuesday, April 9, 2024 5:30pm

Josh Palmer (chair), Dennis Hellmann, Dan DeArment (presenter)

Action items consolidated from March 13th and 26th meeting.

Meeting Agenda: Finalize proposed changes, called “Final Draft Proposal”

1. Speakers that want to present on an agenda item would identify which agenda item on their speaker form and the presider would call on them when that agenda item is being discussed. The speaker needs to stay on topic.
2. 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
3. For speakers that are not speaking to a specific agenda item, they would indicate that on their speaker form and they would be scheduled to speak towards the end of the meeting, after new business, prior to adjournment.
4. Incorporate Patty Klein’s structure of the speaker form, especially as they relate to tying responses to public comments back to ward council representatives. Request only speakers ward instead of address. Allow for usability comments from President of Council.
5. Comments specific to an agenda item remain at 4 minutes.
6. Comments not specific to an agenda item will remain at 4 minutes.
 - a. An individual can only speak once during a meeting.
 - b. If a speaker wishes to comment on multiple agenda items, they can choose to speak at the end of the meeting with a 4-minute time allowance.
 - c. 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.
 - d. The 60-minute clock starts when the first citizen starts to speak, runs continuously until the last speaker leaves the podium, and includes Q&A. The 60-minute limit is cumulative of comment time spent on both agenda and non-agenda items.
7. Speakers will address only city council. The podium in the council chamber room should be oriented directly towards city council as a reminder to speakers of who their audience is.
8. The public comment period is not to be used as a campaign platform.
9. The president of council shall screen out issues that don’t directly involve city council.
10. All speakers must live in the City of Findlay, represent companies that conduct business in Findlay or live in neighboring communities that are directly impacted by the City of Findlay.
11. Add a new section to the agenda called “Utility Contractor Communications” for utility contractors working directly for or within the city.

12. All agenda items to be prepared and submitted to Clerk of Council by noon on Thursday prior to council meeting.
13. Clerk of Council shall make best effort to include meeting minutes in the next council package.
14. The Chairperson of each standing committee is a member of the Strategic Planning Committee.

Next Steps:

- a. Ad Hoc committee to vote on the Final Draft Proposal.
- b. Legal department to incorporate comments into Council Rules.
- c. Schedule Ad Hoc meeting to review and accept final rule changes.
- d. Place Committee report on Council agenda. Council to vote on rule changes. One reading.
- e. If approved, initiate two-month pilot (4 meetings).
- f. If rejected, edit rules, initiate pilot.
- g. Upon conclusion of pilot, incorporate community and council feedback.
- h. Finalize rules.
- i. Disband Ad Hoc Committee.



Findlay City Council Communication Form

- Oral (in person)
- email
- Agenda Item *managing*
- NON-AGENDA Item (60)

- 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: **OR AGENDA ITEM:**

Submitter's Requested
Action: _____

Signature _____ Date _____

Action taken by Council Representative:

Representatives Signature _____ Date _____

RETURN TO COUNCIL PRESIDENT, ARCHIVED.

Committee Members:

- Jeff Wobser, at large – Committee Chair
- Holly Frische, Ward 1
- Randy Greeno, at-Large
- Josh Palmer, Ward 7
- Beth Warnecke, Ward 3

Staff:

- James Staschiak, City Auditor
- Christina Muryn, Mayor
- Rob Martin, Service-Safety Director
- Donald Rasmussen, Law Director
- ~~Chief~~ Chief Ebarle

Meeting Start Time: 6:00 AMMeeting End Time: 6:20 PM**Guests:**

Agenda:Call to OrderRoll CallApproval of MinutesNew Items

1. purchase of a new fire truck

Adjournment

Jeff Wobser, Appropriations Committee Chair

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss the purchase of a new fire truck.

We recommend

Approval of \$1.6MM for a new Sutphen fire truck, ^{and equipment} and signing of the associated contract.

Aye Nay Jeff Wobser
Jeff Wobser, Chairman

Aye Nay Holly Frische
Holly Frische

Aye Nay Randy Greeno
Randy Greeno (Second)

Aye Nay Josh Palmer
Josh Palmer (motion)

Aye Nay Beth Warnecke
Beth Warnecke

APPROPRIATIONS COMMITTEE

DATE: April 11, 2024

LEGISLATION _____

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
April 16, 2024**

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

ORDINANCE NO. 2024-038 *(Swale Benching property)* requires three (3) readings **third 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 **third 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 **second 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. 2024-042 requires three (3) readings **second 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 REAHABILITATION 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 **second reading**
AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO 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 3rd Addition subdivision plat)* requires three (3) readings **second 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 **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 ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL (HEREINAFTER REFERRED TO AS THE SHEETZ/HAT TRICK/BUCHANAN ANNEXATION).

ORDINANCE NO. 2024-046 *(Sheetz/Hat Trick/Buchanan annexation – accept and approve)* requires three (3) readings **second reading**
AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R11E, A TRACT OF LAND CONSISTING OF 77.808 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE COUNTY ROAD 230/212 (SHEETZ/HAT TRICK/BUCHANAN ANNEXATION)).

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 _____

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. 2024-042

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 3RD 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 3rd 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 _____



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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;

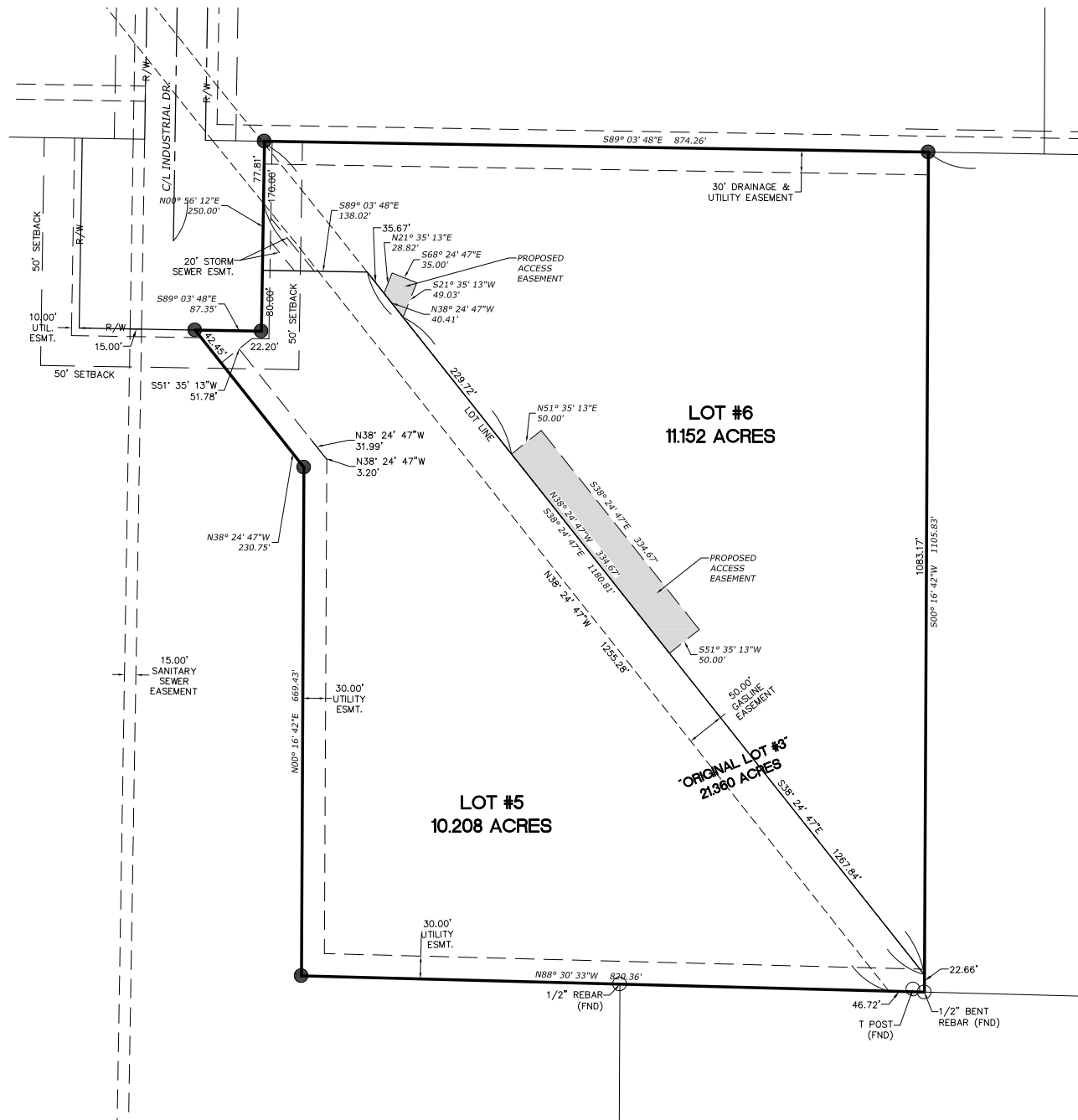
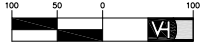
Thence S 89°03'48" E, a distance of 874.26 feet to the PRINCIPAL POINT OF BEGINNING,

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



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

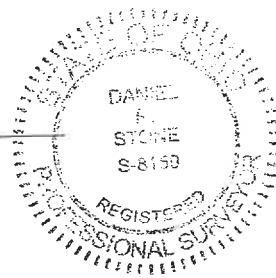
Pt. of the SW1/4, Section 32, T2N, R11E,
Allen Township, Hancock County,
State of Ohio
77.808 Acres

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

ORDINANCE NO. 2024-046

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF ALLEN, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R11E, A TRACT OF LAND CONSISTING OF 77.808 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE COUNTY ROAD 230/212 (SHEETZ/HAT TRICK/BUCHANAN ANNEXATION)).

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

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

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

A complete legal description is attached hereto as Exhibit A.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

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VAN HORN



HOOPER

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.

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

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 16, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, APRIL 16, 2024 MEETING.

ORDINANCES

- 2024-048 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO A GRANT AGREEMENT WITH THE OHIO TRAFFIC SAFETY OFFICE IN ORDER TO RECEIVE FUNDS FOR THE FFY2025 IMPAIRED DRIVING ENFORCEMENT PROGRAM (IDEP)/SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP), TO BE UTILIZED BY THE CITY OF FINDLAY POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.
- 2024-049 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-050 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2024-051 AN ORDINANCE DE-APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-052 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATIONS AND AGREEMENTS TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FLEXIBLE GRANT PROGRAM FOR THE MIRACLE FIELD EQUIPMENT TRAIL PROJECT, AND DECLARING AN EMERGENCY.
- 2024-053 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO PARTNER WITH HANCOCK COUNTY BY ENTERING INTO A PARTNERSHIP AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY HOUSING IMPACT AND PRESERVATION (HEREINAFTER REFERRED TO AS "CHIP") PROGRAM FOR THE PURPOSE OF ADDRESSING LOCAL HOUSING NEEDS WITHIN HANCOCK COUNTY, OHIO, AND DECLARING AN EMERGENCY.
- 2024-054 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-055 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.
- 2024-056 AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.
- 2024-057 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PURCHASE AGREEMENT WITH SUTPHEN CORPORATION FOR THE PURCHASE OF A NEW FIRE TRUCK UTILIZING THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM, AND ASSOCIATED EQUIPMENT FROM VARIOUS VENDORS, TO BE UTILIZED WITHIN THE CITY OF FINDLAY, OHIO FIRE DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-048

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO APPLY FOR GRANT FUNDS AND ENTER INTO A GRANT AGREEMENT WITH THE OHIO TRAFFIC SAFETY OFFICE IN ORDER TO RECEIVE FUNDS FOR THE FFY2025 IMPAIRED DRIVING ENFORCEMENT PROGRAM (IDEP)/SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP), TO BE UTILIZED BY THE CITY OF FINDLAY POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay, Ohio is desirous to apply for the FFY2025 Impaired Driving Enforcement Program (IDEP)/Selective Traffic Enforcement Program (STEP) grant to secure funding for Police Officers to conduct High Visibility Enforcement (HVE) as a universal traffic safety approach designed to create deterrence and change in unlawful traffic behaviors combining highly visible and proactive law enforcement targeting a specific traffic safety issue, and;

WHEREAS, said grant requires no City of Findlay match and is designed to reimburse overtime expenditures up to seven hundred (700) hours for conducting HVE patrols related to impaired driving and prevention of fatal/serious injury crashes.

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

SECTION 1: That the Service-Safety Director of the City of Findlay, Ohio be and he is hereby authorized to apply for grant funds, and if awarded, accept and enter into a grant agreement with the Ohio Traffic Safety Office in order to receive awarded funds to be utilized by the City of Findlay Police Department.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize the applying for and if awarded, the accepting and entering into a grant agreement with the Ohio Traffic Safety Office, so that funds may be utilized within the City of Findlay Police Department for the FFY2025 Impaired Driving Enforcement Program (IDEP)/Selective Traffic Enforcement Program (STEP).

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. 2024-050

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:	Water Fund	\$ 181,600.00
TO:	Small Waterline Upgrades, <i>Project No. 35723800</i>	\$ 181,600.00
FROM:	Revolving Loan Fund (RLF)	\$ 300,000.00
TO:	Small Waterline Upgrades, <i>Project No. 35723800</i>	\$ 300,000.00

SECTION 2: That the Auditor of the City of Findlay, Ohio is hereby authorized to draw three hundred thousand dollars (\$300,000.00) from the Revolving Loan Fund Account held at Fifth Third Bank.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer funds so that the City of Findlay's portion of the project construction costs and allocated monies from the Revolving Loan Fund, as well as provide contingency for the 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. 2024-051

AN ORDINANCE DE-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 de-appropriated:

FROM:	Project Hat Trick, <i>Project No. 35631500</i>	\$ 900,000.00
TO:	Water Fund	\$ 900,000.00

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 de-appropriate said funds so that a waterline corridor for the aforementioned project may be established in the roadway plans instead of an extension to the 16-inch waterline that would not fit their operational pressure requirements.

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. 2024-052

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATIONS AND AGREEMENTS TO RECEIVE GRANT FUNDS FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FLEXIBLE GRANT PROGRAM FOR THE MIRACLE FIELD EQUIPMENT TRAIL PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Mayor of the City of Findlay, Ohio to execute the aforementioned grant applications and agreements to fund the installation of accessible equipment stations around the Miracle Field complex to support exercise and rehabilitation for adults with disabilities, as well as seniors with limited mobility.

WHEREAS, if grant funds are awarded, the City of Findlay's will provide site engineering services.

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 Engineer of the City of Findlay, Ohio be and she is hereby authorized to execute the necessary grant applications and agreements for the Community Development Block Grant (CDBG) program for the Miracle Field Equipment Trail Project.

SECTION 2: That the Auditor of the City of Findlay be and he is hereby authorized to execute any and all documents necessary and requisite to obtain and comply with the CDBG project.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to execute the aforementioned grant applications and all necessary agreements in order to receive and utilize grant funding.

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. 2024-053

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

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

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

SECTION 1: That the Mayor be and she hereby is authorized to partner with Hancock County by entering into a Community Housing Impact and Preservation Partnership Agreement for the administration of the Community Housing Impact and Preservation Program, a copy of said draft agreement is attached hereto and made a part hereof as though fully rewritten herein, marked "Exhibit A".

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said partnership with Hancock County, and also enter into said agreement with CHIP, so that various housing needs of low to moderate income residents of Hancock County may be addressed,

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

PRESIDENT OF COUNCIL

MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

Community Housing Impact and Preservation Partnership Agreement

between

Hancock County and City of Findlay

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

WHEREAS, the State of Ohio, Department of Development, Office of Community Enhancement (OCE) provides financial assistance to local governments under its Program Year 2024 (PY24) Community Housing Impact & Preservation (CHIP) program for the purpose of addressing local housing needs; and

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

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

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

1. Hancock County has agreed to serve as the single applicant for funds and subsequent Grantee responsible for administering the CHIP grant, if funded.
2. Hancock County is responsible for submitting the CHIP grant application in cooperation with the City of Findlay, including procuring an administrator who shall conduct the detailed tasks of the planning process.
3. Hancock County agrees to implement the PY24 CHIP, if funded, in compliance with Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Ohio Housing Trust Fund (OHTF) requirements, the State of Ohio Consolidated Plan, the CHIP program guidelines, and this Agreement.
4. This Agreement applies to any funds awarded from the State of Ohio PY24 CHIP program. This Agreement remains in effect until the CHIP funds are expended and the funded activities completed and closed out. The Partners cannot terminate or withdraw from this Agreement while it remains in effect.

5. The Partners acknowledges the maximum CHIP fund request is \$750,000, as follows:
 - Hancock County: \$400,000
 - City of Findlay: \$350,000
6. The Partners understand funding amounts are an estimate based on PY23 CHIP application instructions.
7. The Partners acknowledge the funding request can be revised based on recommendations of the Hancock County Housing Advisory Committee (HAC) and partner's consensus or changes once the PY24 CHIP application instructions are released.
8. The Partners agree that once the funding request and activities are determined based on the HAC recommendations, they will sign a Partnership agreement attachment. This document will be made a part of this agreement at that time.
9. The Partners mutually agree to comply with all current Office of Community Enhancement Programs Program Policy Notices.
10. Partners understand the amount of funds awarded to any or all jurisdictions may be less than the request.
11. The Partners will arrive at a funding decision, prior to submission of the PY24 CHIP application based on program income commitments or other resources leveraged.
12. The City of Findlay approves the grantee to direct the administrator to commit activity funds, proportional to the jurisdictional totals in #5, and to adjust proportionally relative to the percentage allocated of the grant award.
13. This Agreement does not contain a veto provision or other restriction that would allow any party to obstruct the implementation of the CHIP, during the PY24 CHIP grant period.
14. The City of Findlay agrees to provide information to the Grantee for reporting purposes.
15. All program and financial records will be retained by the Grantee after the financial closeout is complete.
16. The Partners agrees to adopt the Hancock County CHIP Policy and Procedures Manual, and any future amendments and shall apply these policies to any activities conducted under the PY24 CHIP.
17. The Partners agree any mortgages expected to generate program income will be prepared as follows: Any mortgages expected to generate program income will be prepared by the County and administrator and the County shall be the lien-holder for any property assisted. The County shall receive subsequent program income and reporting and expenditure of any such program income shall become the responsibility of the County.

18. Each partner with uncommitted balances of housing program income funds will make a separate written commitment of those funds.
19. Per OCD Policy 15-04 the Grant Administrator will expend program income within the jurisdictions prior to grant funds when available, until the dates listed in #21.
20. If program income remains on the dates in #21, expenditure will follow the selection criteria and schedule as outlined in #21.
21. Partner agrees to the following selection criteria, for funded activities:
 - Home Repair applications will be first-come, first-serve within each Partner's jurisdiction first, and then, if funding remains on October 30, 2026, within the grant service area.
 - Rehabilitation applications will be ranked according to the Hancock County Policy and Procedure Manual, which state each Partner's jurisdiction first and then, if funds remain uncommitted on April 30, 2026, within the grant service area.
 - Tenant Based Rental Assistance (TBRA) applications will comply with the local housing authority selection process.
22. The Partners agree to the following finance mechanism, for funded activities:
 - Owner-occupied home repair will be as provided as a grant.
 - TBRA will be provided as a grant.
 - Owner-occupied rehabilitation will be provided as a five-year deferred/declining, forgivable loan.
 - Rental rehabilitation will be provided as a loan, 100% forgivable after the affordability period (see OCE policy Notice 21-02), with owners providing up to 50% match on hard costs.
 - Rental repair will be provided as a loan, 100% deferred/declining (50% annually), two-year term, forgivable loan, with owners providing up to 50% match on hard costs.

23. The Partners agree the following table represents the responsibilities of partner tasks to be undertaken by one or more Partners directly, through cooperation, or by contract:

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

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Hancock County and the City of Findlay for the application and Administration of the PY24 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation # _____ and dated _____, 2024.

GRANTEE:

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

Name: _____
Timothy Bechtol, Commissioner

Date: _____

Witness to Grantee
Name: _____

Date: _____

Approved to Form:

Name: _____
Hancock County Prosecutor

Date: _____

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Hancock County and the City Findlay for the application and Administration of the PY24 Community Housing Impact and Preservation (CHIP) Program and authorized by the Partner with the authorizing legislation # _____ and dated _____, 2024.

PARTNER:

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

Name: _____
Christina Muryn, Mayor

Date: _____

Witness to Grantee
Name: _____

Date: _____

Approved to Form:

Name: _____
Findlay Law Director

Date: _____

ORDINANCE NO. 2024-054

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	General Fund (insurance proceeds)	\$ 2,081.86
TO:	Police Department #21012000-other	\$ 2,081.86

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 a received insurance payment for the repair of a City of Findlay Police vehicle from an accident may be utilized within the City of Findlay Police Department.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-055

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S 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 Retrospective Rating Plan approved by the Ohio Bureau of Workers Compensation, commencing January 1, 2025

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, 2025.

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. 2024-056

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, certain provisions within the Codified Ordinances should be amended to conform with current State law as required by the Ohio Constitution; and

WHEREAS, various ordinances of a general and permanent nature have been passed by Council which should be included in the Codified Ordinances; and

WHEREAS, the City has heretofore entered into a contract with the Walter H. Drane Company to prepare and publish such revision which is before Council;

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

SECTION 1: That the ordinances of the City of Findlay, Ohio, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, titles, chapters and sections within the 2024 Replacement Pages to the Codified Ordinances are hereby approved and adopted.

SECTION 2: That the following sections and chapters are hereby added, amended or repealed as respectively indicated in order to comply with current State law.

Traffic Code

- 301.35 School Bus. (Amended)
- 303.081 Impounding Vehicles on Private Residential or Agricultural Property. (Amended)
- 303.082 Private Tow-Away Zones. (Amended)
- 303.083 Impounding Vehicles on Public Property. (Amended)
- 303.09 Leaving Junk and Other Vehicles on Private or Public Property Without Permission or Notification. (Amended)
- 303.991 Committing an Offense While Distracted Penalty. (Amended)
- 331.35 Occupying Travel Trailer, Fifth Wheel Vehicle or Manufactured or Mobile Home While in Motion. (Amended)
- 331.38 Stopping for School Bus; Discharging Children. (Amended)
- 331.46 Restrictions on the Operation of School Buses. (Added)
- 333.01 OVI; Willful Misconduct; Speed. (Amended)
- 333.03 Maximum Speed Limits; Assured Clear Distance Ahead. (Amended)
- 333.09 Electronic Wireless Communication Device Use Prohibited While Driving. (Amended)
- 335.07 Driving Under Suspension or License Restriction. (Amended)
- 335.071 Driving Under OVI Suspension. (Amended)
- 335.072 Driving Under Financial Responsibility Law Suspension or Cancellation; Driving Under a Nonpayment of Judgment Suspension. (Amended)

Traffic Code (Cont.)

- 335.073 Driving Without Complying With License Reinstatement Requirements. (Amended)
- 335.074 Driving Under License Forfeiture or Child Support Suspension. (Amended)
- 337.16 Number of Lights; Limitations on Flashing, Oscillating or Rotating Lights. (Amended)
- 337.22 Windshield and Windshield Wiper; Sign or Poster Thereon. (Amended)
- 337.26 Child Restraint System Usage. (Amended)
- 337.32 Lights and Sign on Transportation for Preschool Children. (Added)
- 339.01 Permit Required to Exceed Load Limits. (Amended)
- 341.01 Commercial Drivers Definitions. (Amended)
- 341.04 Commercial Drivers Prohibitions. (Amended)
- 341.05 Criminal Offenses. (Amended)
- 351.04 Parking Near Curb; Handicapped Locations on Public and Private Lots and Garages. (Amended)

General Offenses Code

- 501.01 General Provisions and Penalty Definitions. (Amended)
- 501.99 Penalties for Misdemeanors. (Amended)
- 505.071 Cruelty to Companion Animals. (Amended)
- 505.12 Coloring Rabbits or Baby Poultry; Sale or Display of Poultry. (Amended)
- 505.17 Rights of Blind, Deaf or Hearing Impaired, or Mobility Impaired Person, or Trainer with Assistance Dog. (Added)
- 509.04 Disturbing a Lawful Meeting. (Amended)
- 509.06 Inducing Panic. (Amended)
- 509.11 Impeding Public Passage of an Emergency Service Responder. (Added)
- 513.01 Drug Abuse Control Definitions. (Amended)
- 513.03 Drug Abuse; Controlled Substance Possession or Use. (Amended)
- 513.04 Possessing Drug Abuse Instruments. (Amended)
- 513.12 Drug Paraphernalia. (Amended)
- 513.121 Marihuana Drug Paraphernalia. (Amended)
- 517.08 Raffles. (Amended)
- 521.11 Spreading Contagion. (Added)
- 525.05 Failure to Report a Crime, Injury or Knowledge of Death. (Amended)
- 525.15 Assaulting Police Dog or Horse or an Assistance Dog. (Amended)
- 529.02 Sales to and Use By Underage Persons; Securing Public Accommodations. (Amended)
- 529.07 Open Container Prohibited. (Amended)
- 533.01 Obscenity and Sex Offenses Definitions. (Amended)
- 533.06 Voyeurism. (Amended)
- 533.08 Procuring; Engagement in Sexual Activity for Hire. (Amended)
- 537.03 Assault. (Amended)
- 537.06 Menacing. (Amended)
- 537.07 Endangering Children. (Amended)
- 537.12 Misuse of 9-1-1 System. (Amended)
- 537.15 Temporary Protection Order. (Amended)

General Offenses Code (Cont.)

- 537.16 Illegal Distribution of Cigarettes, Other Tobacco Products, or Alternative Nicotine Products; Transaction Scans. (Amended)
- 545.05 Misdemeanor Theft. (Amended)
- 549.02 Carrying Concealed Weapons. (Amended)
- 549.04 Improperly Handling Firearms in a Motor Vehicle. (Amended)
- 549.10 Possessing Replica Firearm in School. (Amended)
- 549.12 Concealed Handgun Licenses; Possession of Revoked or Suspended License; Additional Restrictions; Posting Signs Prohibiting Possession. (Added)

SECTION 3: The complete text of the sections listed above are set forth in full in the current replacement pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A. Any summary publication of this ordinance shall include a complete listing of these sections. Notice of adoption of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

SECTION 4: That it is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5: That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that there exists an imperative necessity for the earliest publication and distribution of current Replacement Pages to the officials and residents of the Municipality, so as to facilitate administration, daily operation and avoid practical and legal entanglements; wherefore this ordinance shall take effect and be in force from and immediately after its passage.

PRESIDENT OF COUNCIL

PASSED _____

MAYOR

ATTEST _____

CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-057

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PURCHASE AGREEMENT WITH SUTPHEN CORPORATION FOR THE PURCHASE OF A NEW FIRE TRUCK UTILIZING THE SOURCEWELL COOPERATIVE PURHCASING PROGRAM, AND ASSOCIATED EQUIPMENT FROM VARIOUS VENDORS, TO BE UTILIZED WITHIN THE CITY OF FINDLAY, OHIO FIRE 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: That the following sums be and the same are hereby appropriated and transferred:

FROM: General Fund	\$ 1,600,000.00
TO: Sutphen Fire Truck Purchase -2024, <i>project no. 31942600</i>	\$ 1,600,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said purchase agreement with Sutphen Corporation, as well as appropriate and transfer funds, for the purchase of a new fire truck utilizing the Sourcewell Cooperative Purchasing Program, and the purchase of associated equipment from various vendors, to be utilized within the City of Findlay Fire Department.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____