

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

August 6, 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 July 16, 2024 Public Hearing meeting minutes for Revenue Estimates for Fiscal Year 2024.
- Acceptance or changes to the July 16, 2024 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS: none

PETITIONS:

Alley vacation request – Bank Street/East Pearl Street/South Blanchard Street

Joshua Slough is requesting a vacation of the east to west alley between lots 4671, 4716, 4672, and 4715 in the Park Addition. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 615 East Edgar Avenue

Joshua Slough would like to change the zoning of 615 East Edgar Avenue to R3 Small Lot Residential. It is currently zoned as R2 Medium Lot Residential. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

ORAL COMMUNICATIONS: none

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Law Director Rasmussen – DFID Resolution No. 023-2024 and Ordinance No. 2024-090

Resolution No. 023-2024 and Ordinance No. 2024-090 will be on the August 6, 2024 Regular Session City Council meeting agenda. They are the last pieces of legislation for the Downtown Findlay Improvement District (DFID). Resolution No. 023-2024 is to provide enhanced public services in the DFID, and Ordinance No. 2024-090 allows the Clerk of Council to certify the assessments to the Hancock County Auditor's Office. Notice of assessments were mailed beginning July 23, 2024, and while some question were asked, no one has filed an objection so far, but that not all notices have been delivered or picked up at the Post Office to date. Notices for pick up at the Post Office were left for those that had no authorized recipient available for hand delivery. He is requesting Council to give both pieces of legislation their first reading during the August 6, 2024 Regular Session City Council meeting to allow for any objections to be filed within the statutory timeframe, and then their second and third readings during the August 20, 2024 meeting so that they may be timely filed with the Hancock County Auditor's Office. The filing deadline with the Auditor's Office is September 9, 2024. Resolution No. 023-2024 and Ordinance No. 2024-090 were created.

Law Director Rasmussen - funds for postage for certified mail for DFID assessment via Ordinance No. 2024-091
 Resolution No. 012-2024 was passed during the March 20, 2024 Regular Session City Council meeting for a renewal of the DFID assessment requiring a certified mailing to each property owner. Funds will be needed for this causing a shortage in Council’s budget. An appropriation of funds is requested to pay for postage and certified mail services for this assessment. Legislation to appropriate one thousand dollars (\$1,000.00) from the General Fund to cover the postage costs is requested. Ordinance No. 2024-091 was created.

FROM: General Fund	\$ 1,000.00
TO: Council #21001000-other	\$ 1,000.00

Chief of Police Chief Mathias – Ohio Attorney General Law Enforcement Continuing Professional Training grant
 The City of Findlay Police Department received ten thousand six hundred fifty-one dollars and nineteen cents (\$10,651.19) 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 Officers. 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. 2024-092 was created.

FROM: Ohio Attorney General Law Enforcement Continuing Professional Training Grant	\$ 10,651.19
TO: 2024 ORC Required PD Training (31940600)	\$ 10,651.19

City Planning Commission agenda – August 8, 2024; staff report – August 8, 2024; minutes – July 11, 2024.

City Engineer Kalb – Washington Ave storm sewer upgrades phase I, project no. 35512100

Ordinance No. 2022-143 authorized a bid opening that was held on July 14, 2024 for this project. Bids were received from four (4) potential contractors with bid amounts ranging from \$440,833.42 to \$566,871.57. The lowest and best bid was received from Fenson Contracting, LLC of Fort Jennings, Ohio. \$40,000.00 was previously appropriated to the project to account for project design and advertising. An addition appropriation is needed at this time to cover the construction cost and provide a contingency for the project. Legislation to appropriate and transfer funds for the capital expenditures is requested. Ordinance No. 2024-093 was created.

FROM: OPWC Grant (CM05Z)	\$ 300,000.00
TO: Washington Avenue Storm Sewer Upgrades Phase I, Project No. 35512100	\$ 300,000.00
FROM: Sewer Fund – Stormwater Restricted Account	\$ 350,000.00
TO: Washington Avenue Storm Sewer Upgrades Phase I, Project No. 35512100	\$ 350,000.00

City Engineer Kalb – HAN-Melrose & Broad resurfacing PID117615 (32844200)

This project is eligible for Federal Highway Administration Funds administered through the Ohio Department of Transportation (ODOT). This project consists of the resurfacing of Melrose Avenue from Main Street to Broad Avenue, and Broad Avenue from Melrose Avenue to Trenton Avenue. At this time, the project is estimated at \$1,260,000 with eighty percent (80%) being funded by ODOT, and twenty percent (20%) by the City of Findlay. The City’s matching share is included in the 2024 and 2025 of the 10-year Capital Improvements Plan. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into the project agreement with ODOT is requested. Ordinance No. 2024-094 was created.

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

As discussed in previous meetings, the Ohio Department of Transportation (ODOT) has committed Jobs & Commerce Economic Development Program (JCED) funds towards the construction of the TR 230 Widening Project (Project Hat Trick). The City of Findlay has received a fully executed copy of the agreement, therefore, funds to the project to help cover some of the construction cost is needed. Legislation to appropriate funds is requested. Ordinance No. 2024-097 was created.

FROM: Ohio Department of Transportation, Jobs & Commerce, *Agreement No. 41320* \$ 300,000.00
TO: Project Hat Trick, *Project No. 35631500* \$ 300,000.00

City Engineer Kalb – WTP High Service Pump Line Repair

As discussed during the July 31, 2024 WATER AND SEWER COMMITTEE meeting, the Water Treatment Plant (WTP) had a line failure at one of the high service pumps. The suction line running from the clear well to high service pump no. 6 had a failure late Sunday night but that the WTP crew, along with a contracted diver, were able to stop any water loss on Wednesday afternoon. The WTP staff contacted a couple of contractors to provide pricing for the repair and received a quote from Mosser Construction Inc. for the necessary repairs. The cost of the repair is estimated to be two hundred thousand dollars (\$200,000.00). The pipe needed for the repair has a six (6) week lead time. To ensure that the pipe can be repaired as soon as possible, it is desired to waive the formal bidding process and enter into a contract with Mosser Construction, Inc. to complete the work. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to waive all formal advertising and bidding requirements and enter into contracts and appropriate funds. Ordinance No. 2024-098 was created.

FROM: Water Fund \$ 200,000.00
TO: Water Treatment Plant #25050000-other \$ 200,000.00

City Income Tax Monthly Collection Report – July 2024.

Findlay Fire Department Activities Report - July 2024.

Hancock Regional Planning Commission Grant Administrator Kaysie Penzinski – Community Development Block Grant (CDBG) Revolving Loan Fund Administration Agreement

Attached for Mayor Muryn’s signature and City Council’s approval is an agreement in relation to the administration of the City of Findlay’s current and future Economic Development RLF program. As an eligible recipient of Community Development Block Grant (CDBG) funds that may generate Program Income, this agreement will authorize the City of Findlay to administer the Economic Development Revolving Loan Fund (RLF) for the purposes stated below:

1. Encouraging the expansion and stability of the economic base of the designated area of the Economic Development RLF.
2. Encouraging increased employment opportunities, particularly for Low and Moderate Income (LMI) persons in designated areas of the Economic Development RLF.
3. Supporting community development initiatives with activities that benefit LMI persons and aid in the prevention or elimination of slums or blight.

Hancock Regional Planning Commission (HRPC) respectfully requests that Findlay City Council pass a resolution authorizing the Mayor of the City of Findlay, Ohio to execute an agreement with the Ohio Department of Development (ODOD) to provide services related to the Economic Development RLF for program years 2024 through December 31, 2026, retroactively to January 1, 2024. Ordinance No. 2024-099 was created.

City Auditor Staschiak – Health Plan Third Party Administrator

Attached is a letter from the City of Findlay's health plan broker Risk Strategies explaining the need to change our current Third Party Administrator (TPA). Parsons Risk Strategies was hired as part of that process as a consultant to work with the broker and assist in protecting the City's interest. As explained in the attached letter, the process went very well. An overall improvement in customer service to City employees, improvement in administrative process flow, and anticipated overall administrative cost savings to the plan are expected. City Auditor Staschiak asks that he be contacted with any questions after reviewing the information and that with Council's agreement, it is important that legislation for this is passed no later than September 3, 2024. By doing so, it will enable the City Auditor's Office, the TPA, and the broker to complete all the needed work with open enrollment and the TPA transition to be in place for the 2025 plan year. He thanks Councilman Wobser for taking the time to meet with him and the broker to gain a more in-depth understanding of what has transpired in the TPA selection process. Ordinance No. 2024-100 was created.

COMMITTEE REPORTS:

Minutes of June 12, 2024 **WATER AND SEWER COMMITTEE** meeting.

An **AD HOC COMMITTEE** met on July 22, 2024 to review the revised and finalized 2024-2025 Council's Rules of Procedures.

We recommend accepting the proposed changes to the Rules of Procedure for Council.

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss the installation of the HVAC system at Fire Station No. 4 via Ordinance No. 2024-086.

We recommend approval of the request in Ordinance No. 2024-086. Ordinance No. 2024-086 received its first reading during the July 16, 2024 City Council meeting, and is to receive its second reading during the August 6, 2024 City Council meeting.

The **WATER AND SEWER COMMITTEE** met on July 31, 2024 to discuss a Water Plant maintenance emergency.

We recommend approval of an appropriation of two hundred thousand dollars (\$200,000.00) toward the emergency repair project and to waive the formal bidding process. Ordinance No. 2024-098 was created.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 022-2024 (no PO) requires one (1) reading

first reading

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

RESOLUTION NO. 023-2024 (*DFID – renewal petition*) **requires three (3) readings** **first reading**
A RESOLUTION DECLARING IT NECESSARY TO PROVIDE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN
FINDLAY IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.

ORDINANCES:

ORDINANCE NO. 2024-080 (*Tappan St vacation*) **requires three (3) readings** **third reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE
TAPPAN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2024-081 **requires three (3) readings** **third reading**
(*marijuana 12-month moratorium*)
AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE
ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA
FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE
RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE
CONSIDERED, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-082 (*Traffic utility truck and equipment*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE
CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A NEW UTILITY PICKUP
TRUCK FOR THE CITY OF FINDLAY TRAFFIC SIGNALS DEPARTMENT, APPROPRIATING AND TRANSFERRING
FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-084 (*CUBE bldg generator*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE
CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE CITY OF FINDLAY CUBE BUILDING
GENERATOR PROJECT NO. 31923000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND
DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-086 (*FFD mechanic bay a/c unit*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE
CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE INSTALLATION OF A NEW AIR HANDLER IN
THE MECHANIC BAY AIR CONDITIONING UNIT AT THE CITY OF FINDLAY FIRE STATION NO. 4,
APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-087 **requires three (3) readings** **second reading**
(*fourth Capital Improvement appropriation of 2024*)
AN ORDINANCE AUTHORIZING THE MAYOR, 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. 2024-088 (*AIP-33 North Apron Rehab Construction*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-089 (*5th St alley sanitary sewer replacement*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO CONTRACTS WITH HOHENBRINK EXCAVATING, LLC. FOR SANITARY SEWER REPLACEMENT IN THE ALLEY OF A SECTION OF 5TH STREET IN THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-090 (*DFID - certify assessments*) **requires three (3) readings** **first reading**
AN ORDINANCE DETERMINING TO PROCEED WITH THE PROVISION OF THE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-091 (*DIFD postage costs*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-092 **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. 2024-093 **requires three (3) readings** **first reading**
(*Washington Ave storm sewer upgrades phase I*)
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-094 **requires three (3) readings** **first reading**
(*HAN-Melrose & Broad resurfacing PID117615*)
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE HAN-MELROSE AVENUE AND BROAD AVENUE RESURFACING (PID117615) PROJECT NO. 32844200, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-095 (*Covington Greens replat #2*) **requires three (3) readings** **first reading**
AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE COVINGTON GREENS SUBDIVISION 1ST ADDITION REPLAT #2 WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

ORDINANCE NO. 2024-096 (*Dale Park Subdivision final plat*) **requires three (3) readings** **first reading**
AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE DALE PARK SUBDIVISION FINAL PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

ORDINANCE NO. 2024-097 **requires three (3) readings** **first reading**
(*Project Hat Trick, appropriation of ODOT funds*)
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-098 (*WTP High Service Pump Line Repair*) **requires three (3) readings** *first reading*
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING AND ENTER INTO CONTRACTS WITH MOSSER CONSTRUCTION, INC. FOR REPAIRS TO ONE OF THE HIGH SERVICE PUMPS AT THE CITY OF FINDLAY WATER TREATMENT PLANT, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-099 **requires three (3) readings** *first reading*
(*CDBG administration for years 2024-2026*)
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH THE HANCOCK REGIONAL PLANNING COMMISSION (HEREINAFTER REFERRED TO AS HRPC) AND THE OHIO DEPARTMENT OF DEVELOPMENT (HEREINAFTER REFERRED TO AS ODOD) TO PROVIDE SERVICES RELATED TO THE ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (RLF) PROGRAM YEARS 2024 AND 2026 RETROACTIVE TO JANUARY 1, 2024, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-100 **requires three (3) readings** *first reading*
(*Health Care 3rd party administrator change*)
AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO, TO CONTRACT WITH MEDBEN AS THE THIRD PARTY ADMINISTRATOR (TPA) AND OTHER HEALTHCARE PLAN RELATED SERVICES FOR THE CITY OF FINDLAY’S HEALTHCARE PLAN, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:
OLD BUSINESS
NEW BUSINESS

ALLEY/STREET VACATION PETITION

FEE PAID _____

DATE 8/2/2024

ADVERTISING AND FILING FEES PAID _____

DATE 8/2/2024

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested Alley vacation shown on the attached plat, respectfully petition

(street/alley)

your Honorable Body to vacate the Alley described as:

street/alley

East to West Alley located between Lots 4671, 4716 and 4672, 4715

Being further described as abutting the following described LOTS in the SUBDIVISION of:

Lots 4671, 4672, 4715, 4716 in the Park Add.

A \$75.00 fee is submitted to pay for the cost of vacating the above-described Alley (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed serving this property. Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner. A plat of the area showing the portion to be vacated & a list of all property owners on that portion of the alley running from street to street, but not in the request for vacation are attached.

OWNER	ADDRESS	LOT NUMBER
Joshua Slough	1727 Bank St.	4671
Joshua Slough	500 E Pearl St.	4672
Joshua Slough	1740 S. Blanchard St.	4715
Joshua Slough	1726 S. Blanchard St.	4716

TO: Applicants for Street or alley Vacation
FROM: Council Clerk

City law requires persons requesting the vacation of a street or alley to file a petition with City Council. Council then refers the request to the City Planning Commission and the Planning & Zoning Committee for their findings. These Committees file their report with Council, who in turn makes the final ruling on the request.

APPLICATION REQUIREMENTS

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by a east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

FEE

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

ASSESSMENTS

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

PLANNING COMMISSION ACTION

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

COMMITTEE ACTION

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

CITY COUNCIL ACTION

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person Joshua Slough

Mailing Address PO Box 504, Findlay, OH 45840

Phone No. (Home) _____ (Business) 419-469-9035

8-2-24
(date)

[Signature]
(Signature of Contact Person)

OFFICE USE ONLY

PETITION FOR ZONING AMENDMENT

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

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

ADDRESS 615 E Edgar Ave SUBDIVISION Buckeye Add.

LOT No.(s) 50-51

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

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

N/A

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Single family

PRESENT ZONING DISTRICT R-2 Medium Lot Residential

PROPOSED ZONING DISTRICT R-3 Small Lot Residential

ATTACH:

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

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

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

Name of Owner Joshua Slough

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

Mailing Address PO Box 504 Findlay, OH 45840

Phone No. (Home) _____ (Business) 419-429-9035

Email: SloughJ@juni.com

8-2-14
Date

[Signature]
Signature of contact Person

OFFICE USE ONLY

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

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____ Date
of Newspaper Notice _____

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

Date of Notice to Abutting Owners _____

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

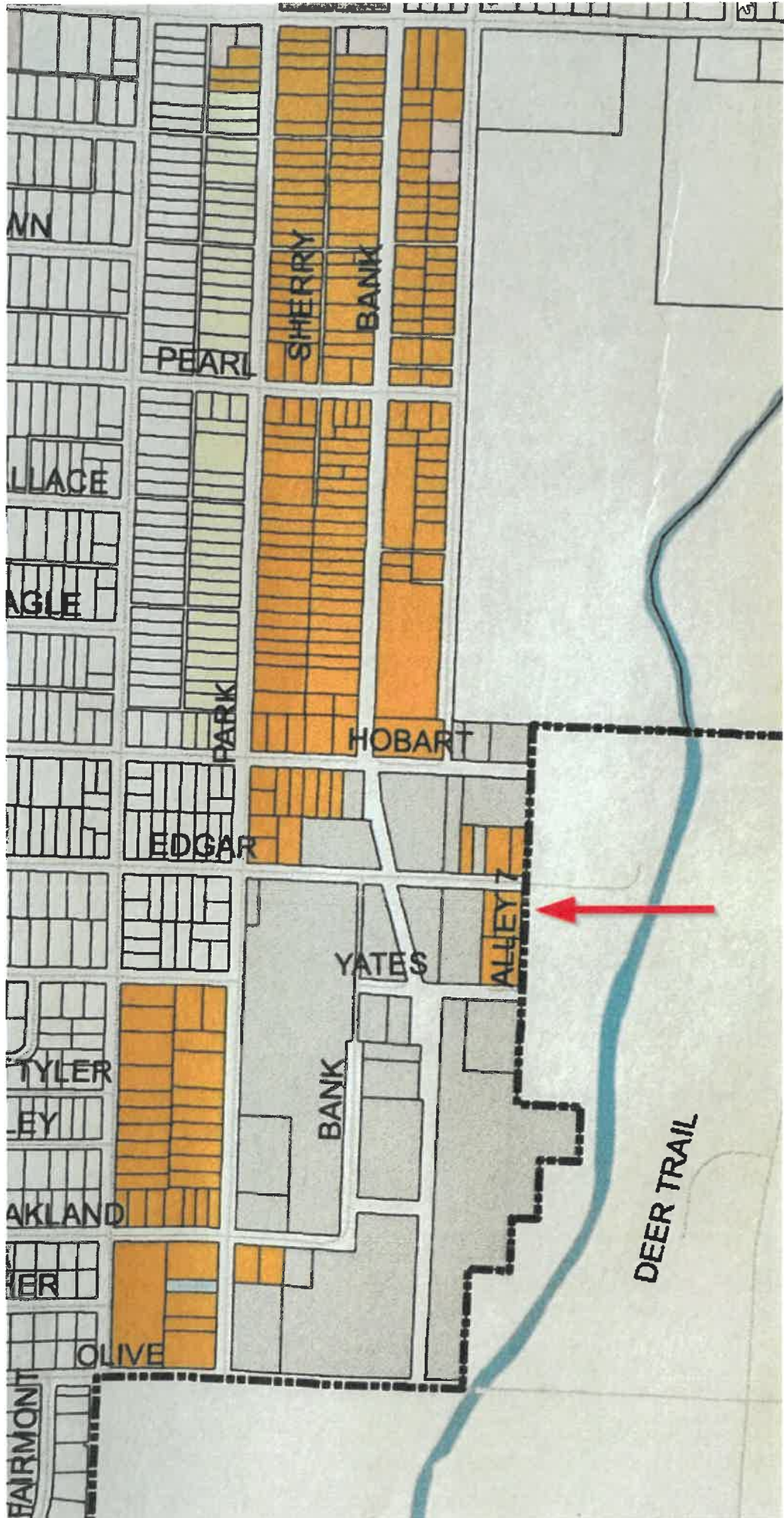
Referred for Legislation: _____

Date of Readings by Council:

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____







OFFICE OF THE
DIRECTOR OF LAW
Donald J. Rasmussen

July 23, 2024

Honorable City Council
Findlay, OH 45840

RE: DFID Resolution No. 023-2024 and Ordinance No. 2024-090

Dear Council Members:

Resolution No. 023-2024 and Ordinance No. 2024-090 will be before you at the August 6, 2024 Regular Session City Council meeting. They are the last pieces of legislation for the Downtown Findlay Improvement District (DFID). Resolution No. 023-2024 is to provide enhanced public services in the DFID, and Ordinance No. 2024-090 allows the Clerk of Council to certify the assessments to the Hancock County Auditor's Office. Notice of assessments were mailed beginning July 23, 2024, and while we received some questions, no one has filed an objection so far, but that not all notices have been delivered or picked up at the Post Office to date. Notices for pick up at the Post Office were left for those that had no authorized recipient available for hand delivery.

If possible, I am requesting Council give both pieces of legislation their first reading during the August 6, 2024 Regular Session City Council meeting to allow for any objections to be filed within the statutory timeframe, and then their second and third readings during the August 20, 2024 meeting so that they may be timely filed with the Hancock County Auditor's Office. The filing deadline with the County Auditor's Office is September 9, 2024.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'D. Rasmussen', is written over a light blue circular stamp.

Donald J. Rasmussen
Director of Law



**OFFICE OF THE
DIRECTOR OF LAW**
Donald J. Rasmussen

July 23, 2024

Honorable City Council
Findlay, OH 45840

RE: funds for postage for certified mail for DFID assessment via
Ordinance No. 2024-091

Dear Council Members:

Resolution No. 012-2024 was passed during the March 20, 2024 Regular Session City Council meeting for a renewal of the DFID assessment requiring a certified mailing to each property owner. Funds will be needed for this causing a shortage in Council's budget. An appropriation of funds is requested to pay for postage and certified mail services for this assessment.

At this time, the amount of one thousand dollars (\$1,000.00) is being requested to be appropriated from the General Fund to the Council's account #21001000-other.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'D. Rasmussen', is written in a cursive style.

Donald J. Rasmussen
Director of Law

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

RECEIVED

JUL 22 2024

FINDLAY POLICE DEPT

July 22, 2024

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

Re: Appropriation of Funds

Robert,

The Police Department received a \$10,651.19 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 \$10,651.19 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	\$10,651.19
TO: 2024 ORC Required PD Training (project 31940600)	\$10,651.19

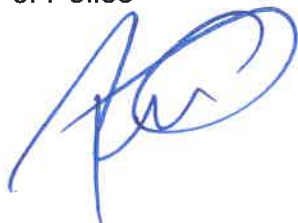
Thank you for your consideration in this matter. If you should have any further questions please let me know.

Sincerely,

Chief



James H. Mathias
Chief of Police



Warrant Date: 07/16/2024

Vendor Number: 0000104261

Warrant No: 0052409200

Invoice Number	Voucher ID	Gross Amount	Discount Taken	Late Charge	Paid Amount
Q2241475	00456504	10651.19	0.00	0.00	10651.19

Law Enforcement Continuing Professional Training Funds Q2-2024

NOT NEGOTIABLE

NOT NEGOTIABLE

NOT NEGOTIABLE

REGULR42750000910010G



Warrant Number	Date	Total Gross Amount	Total Discounts	Total Late Charges	Total Paid Amount
0052409200	07/16/2024	\$10,651.19	\$0.00	\$0.00	\$10,651.19

PLEASE TEAR AT PERFORATION BEFORE CASHING CHECK.

THIS IS OHIO WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING OHIO WATERMARK - HOLD TO LIGHT TO VERIFY OHIO WATERMARK

Attorney General
 30 East Broad Street 1st Floor FINANCE
 (614) 466-6963
 Columbus OH 43215
 email: invoices@ohioattorneygeneral.gov

Date: 07/16/2024 Fund: 503 Warrant No: 0052409200



Pay Amount \$10,651.19***

Pay

****TEN THOUSAND SIX HUNDRED FIFTY-ONE AND 19/100 DOLLARS****

To The Order Of

FINDLAY CITY OF
 POLICE DEPT
 318 DORNEY PLZ RM 116
 FINDLAY, OH 45840

VOID AFTER 90 DAYS

Kimberly A. Murnicks

Kimberly A. Murnicks, Director
Office of Budget and Management

001065119 044002174 503240724092001675

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
August 8, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-13-2023 filed by Elizabeth Baldrige, re-examine the conditions to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard.

NEW ITEMS

1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.
2. APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.
3. APPLICATION FOR CONDITIONAL USE #CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street.
4. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue

ADMINISTRATIVE APPROVALS

ADJOURNMENT

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT August 8, 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
August 8, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-13-2023** filed by Elizabeth Baldrige, re-examine the conditions to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard.

NEW ITEMS

1. **APPLICATION FOR FINAL PLAT #FP-05-2024** filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-12-2024** filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.
3. **APPLICATION FOR CONDITIONAL USE #CU-11-2024** filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street.
4. **Re-Establishment of a Non-Conforming Use #NCU-01-2024** filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, August 8, 2024– 9:00 a.m.

COMMENTS

OLD ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldridge, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard.

CPC STAFF

General Information

This request is located at the southwest intersection of Olney Avenue and Morrival Boulevard. It is zoned C-2 General Commercial. It is located in a neighborhood of R-3 Small Lot Residential. Along Lima Avenue to the south, there is C-2 General Commercial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Neighborhood Commercial.

Parcel History

According to the Auditor's website, the structure was constructed on the site in 1982, and has previously been used for storage. The conditional use was granted in July 2023 with the following conditions:

- **Add screening along the west side of the parcel abutting residential**
- **Provide a parking area to accommodate 4 off-street parking spots**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding work must be done in an enclosed space**

Staff Analysis

Since the conditional use was granted, the applicant has not followed through on all the conditions. They added a parking area to accommodate some of the parking, however sometimes large shipping containers are left in this area. This effectively renders this area unusable for parking.

While the hours of operation are generally been 8am-5pm, residents have continued to notify the City of work occurring outdoors. The condition was that no grinding work be done outside, but sometimes they have done welding work or sandblasting outside. While staff understands that work sometimes must be done outside due to the size of the containers or trailers, this should be done in a screened space. The applicant would also like the ability to do work on Saturday if the Commission would reconsider that condition.

HRPC Staff has met with the applicant to discuss these concerns. They have agreed not to do any more sandblasting in the driveway to avoid any nuisance to the neighbors. They would also propose a new fence along the north side of the site that would allow for the trailers to be stored behind it. They would be okay with a fence along the west side; however, the neighbor has

submitted a letter requesting that they not have to install it.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard with the following revised conditions:

- **Create an outdoor storage area on site for the trailers**
- **Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.**

ENGINEERING

No Comment

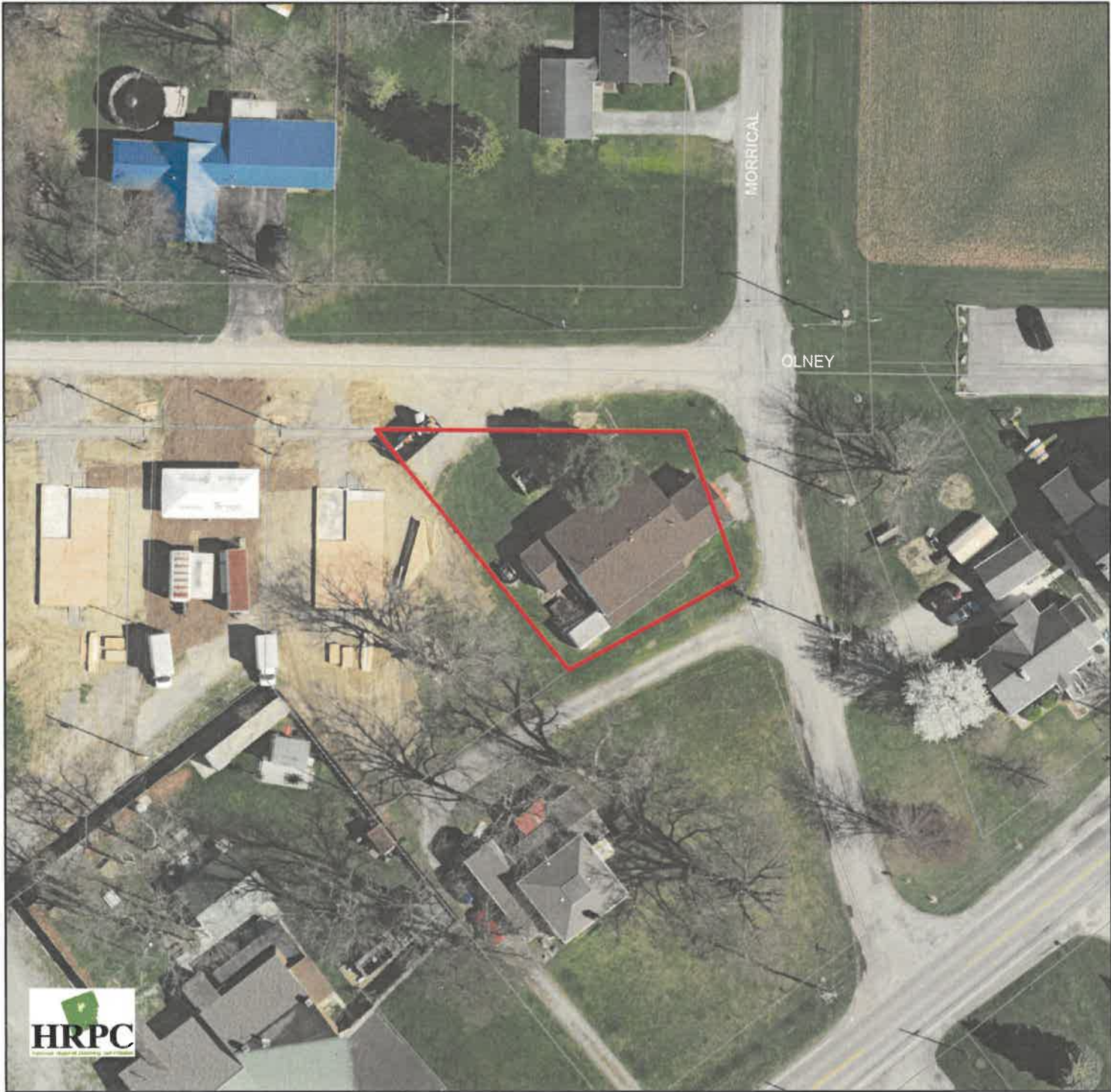
FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard with the following revised conditions:


- **Create an outdoor storage area on site for the trailers**
- **Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.**



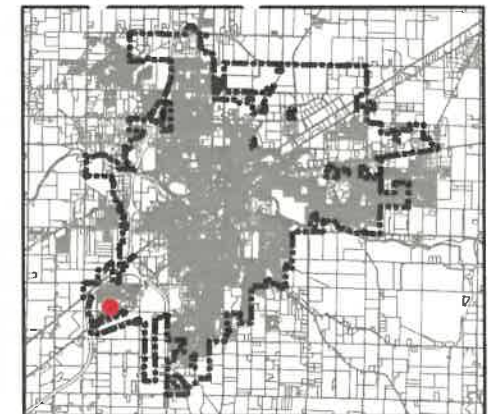
CU-13-2023

APPLICATION FOR
CONDITIONAL USE
filed by Elizabeth Baldrige to
allow welding in the building located
at parcel #600001000740
at the corner of
Olney Avenue and
Morrival Boulevard.

Legend

-  CU-13-2023
-  Parcels
-  Road Centerline

Findlay Locator Map



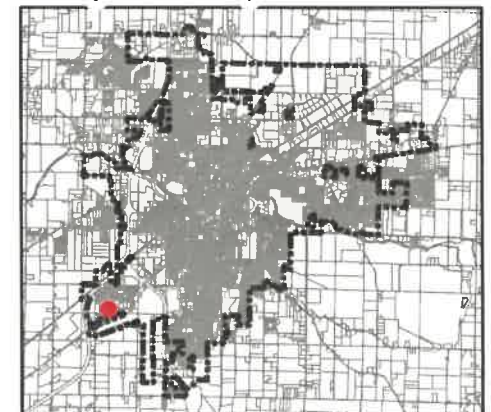
CU-13-2023

APPLICATION FOR
CONDITIONAL USE
filed by Elizabeth Baldrige to
allow welding in the building located
at parcel #600001000740
at the corner of
Olney Avenue and
Morrical Boulevard.

Legend

-  CU-13-2023
-  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



22



NEW ITEMS

- 1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

CPC STAFF

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is the former lot of Lowe's.

Staff Analysis

The proposed replat of Legacy Corner would simply combine lots 1, 5 and 6 into a single 7.108 acre lot. This will allow for the redevelopment of the site. Staff is supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

ENGINEERING

No comment

FIRE PREVENTION

No comment

RECOMMENDATION

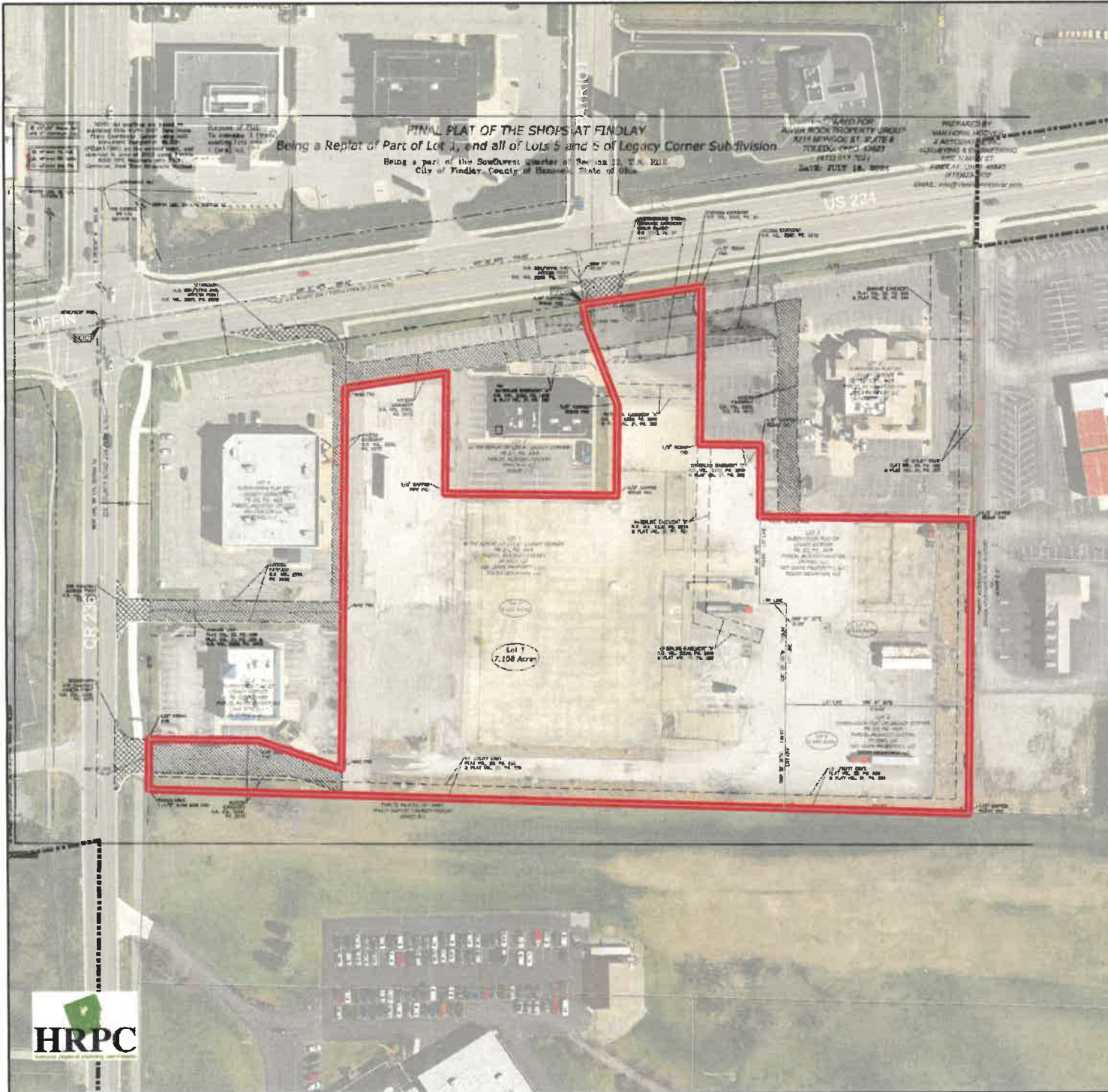
Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

FP-05-2024

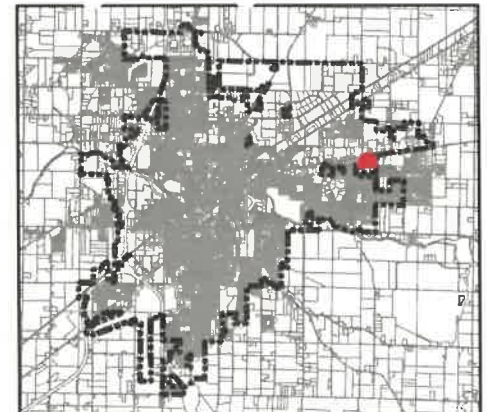
APPLICATION FOR
FINAL PLAT filed by
River Rock Property Group
to combine lots 1, 5, & 6 of
Legacy Corner into one lot
located along US Route 224
near the intersection with CR 236.

Legend

- Parcels
- Legacy Corner
- Road Centerline



Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the site of the former Lowe's.

Staff Analysis

River Rock Property Group is proposing a new strip mall for the site. This would add 76,256 sf of commercial space to the site, split into seven storefronts that would stretch across the south side of the site. This site meets the size and setback requirements for the C-2 zoning district.

Along the south side of the site, it does abut a church, which is zoned residential. They have indicated that they would keep the existing privacy fence to help with screening.

The site plan indicated that they will have 338 parking spaces for the development. The required amount is only 202, so they are above the required amount. On landscaping however, they are short a fair amount. For the foundation plantings, they have only provided 56 shrubs, but are required 263. In the parking lot, they have only provided 14 landscaped islands when 17 are required. There is a grass area provided near the middle of the site. Staff would invite the applicant to work with HRPC to maximize the landscaping provided on site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site**

ENGINEERING

Access –

Access to the site will be from the two existing drives off of CR236 and the adjoining parking lot. The site plans are not proposing any new curb cuts as part of the project, but will be repaving majority of the area.

Water Service –

The site is proposing a new public waterline to tie into the 20-inch line on CR236 and the existing 8-inch that comes from US224 into the site. The new line will be an 8-inch mainline

that provide the domestic and fire service for the proposed buildings. Engineering has a couple of comments on the waterline and the marked-up plans have been sent to the design consultant. On the revised set of plans, please show the waterline easement on the plans as well.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is located just north of the site. The sanitary line is assumed to be a private line, in which the sanitary laterals will come off of.

Stormwater Management –

Due to the site reducing the amount of impervious area, storm detention is not required.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

Drive Permit x1 (Waterline Tap)

Water Taps

Mainline Taps x2

Service Connections x7

Fire Service Connection x1

Sanitary Sewer Tap

Main Line Tap x1

Service Connection x7

FIRE PREVENTION

- Obtain all of the required permits for construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site.**

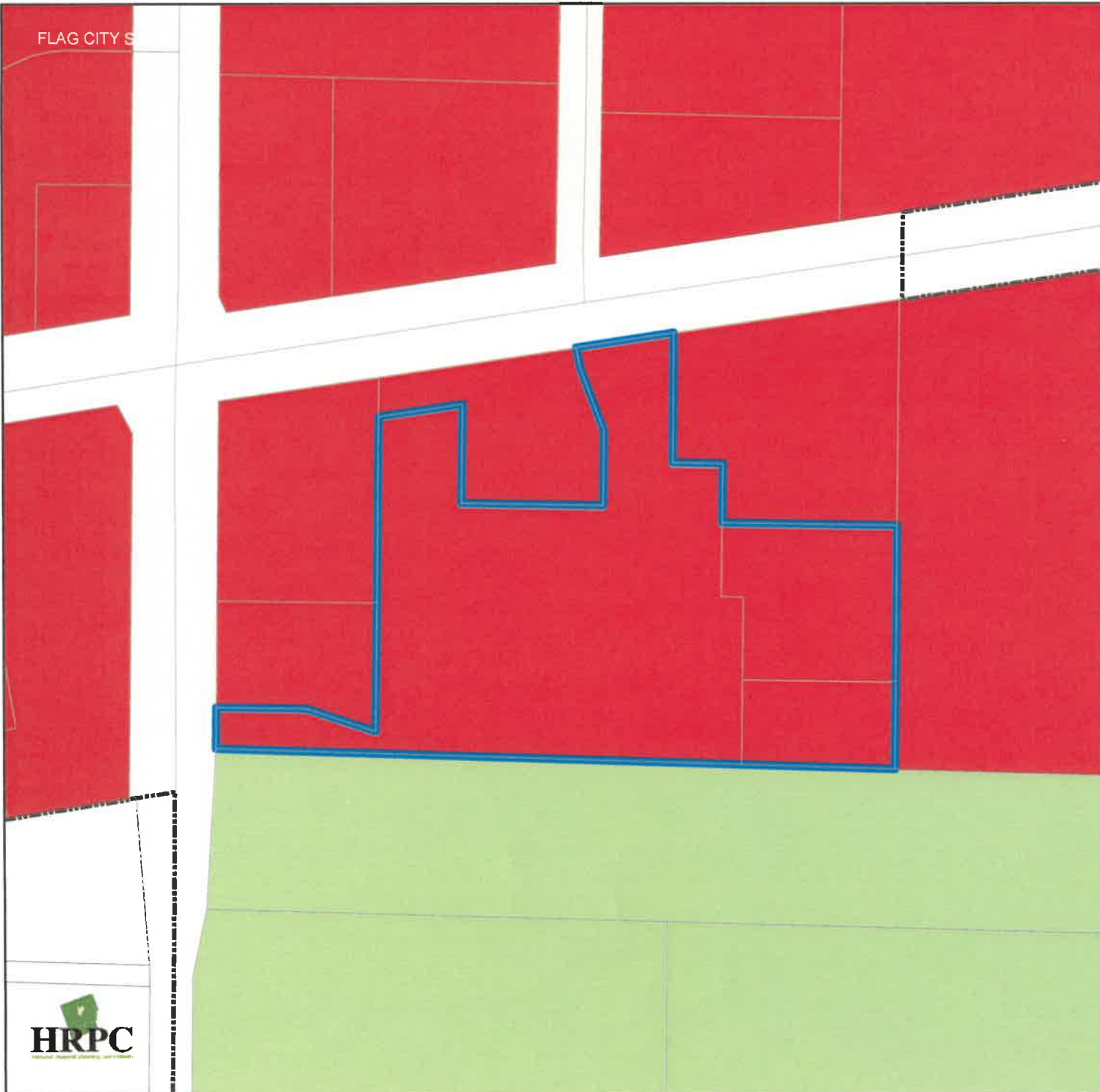
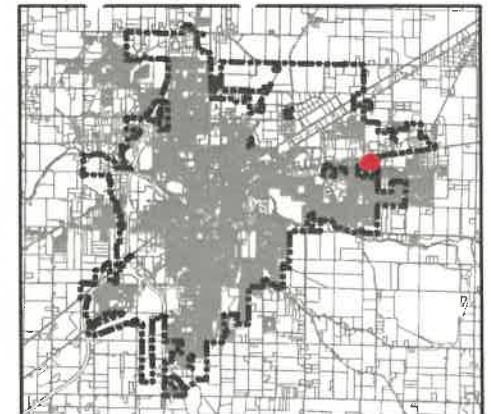
SP-12-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by River Rock
Property Group for a new
proposed strip mall and
associated parking on
lots 1, 5, & 6 of Legacy Corner
located along US Route 224
near the intersection with CR 236

Legend

- Parcels
- Legacy Corner
- 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

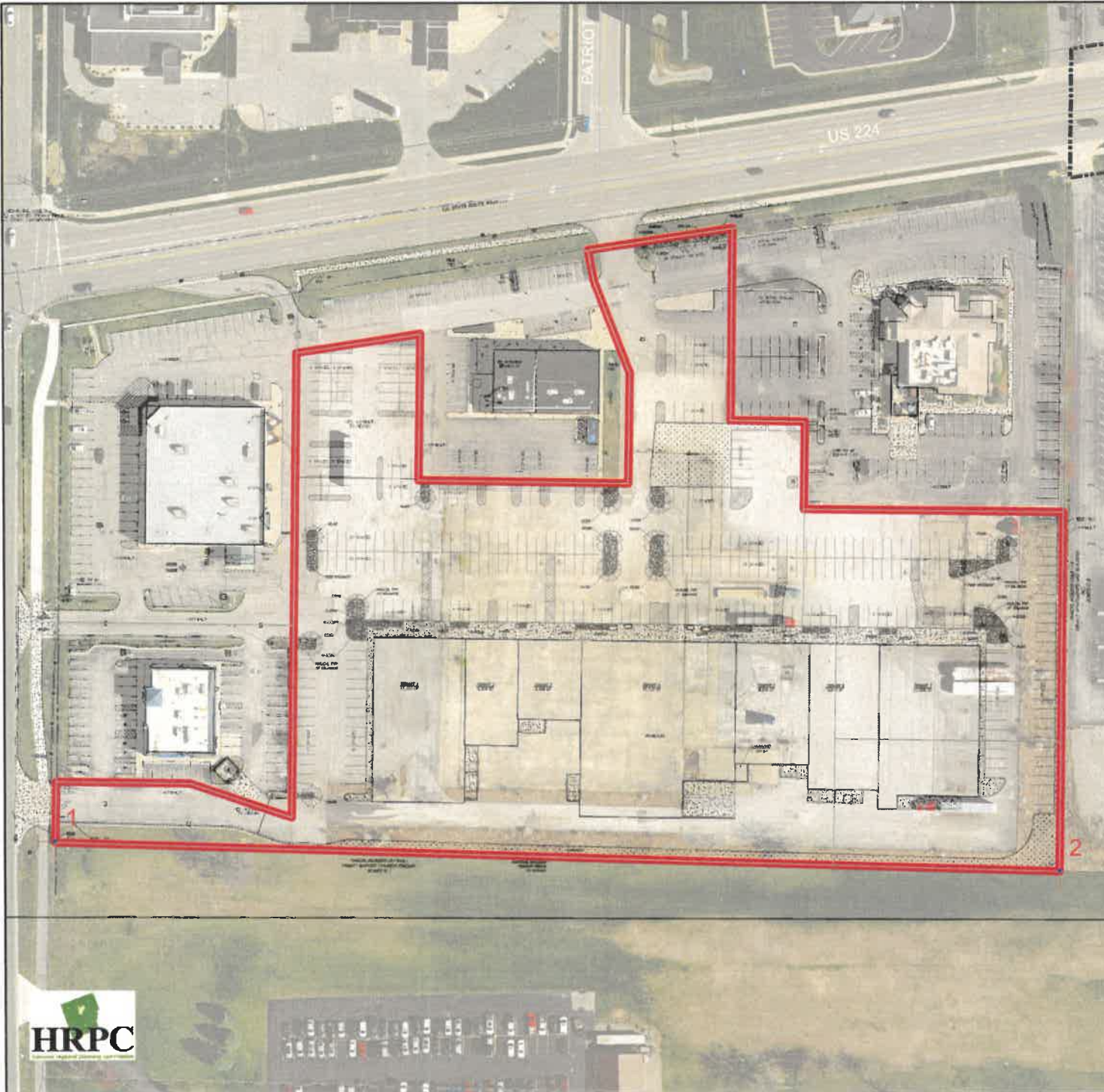


SP-12-2024

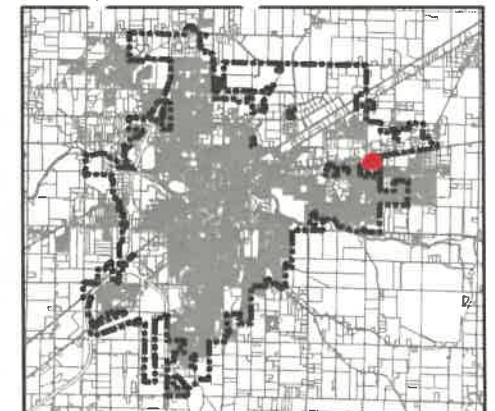
APPLICATION FOR
SITE PLAN REVIEW
filed by River Rock
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proposed strip mall and
associated parking on
lots 1, 5, & 6 of Legacy Corner
located along US Route 224
near the intersection with CR 236

Legend

-  Parcels
-  Legacy Corner
-  Road Centerline



Findlay Locator Map



3. APPLICATION FOR CONDITIONAL USE #CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street.

CPC STAFF

General Information

This request is located on the northeast intersection of Bliss Avenue and Harrison Street. To the south, the neighborhood is zoned R-3 Small Lot residential. To the north, it is zoned 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

The site currently has a single-family home but has several lots that are vacant.

Staff Analysis

The applicant has indicated they would subdivide the property into four lots. This would allow the existing single-family house to be on one of the lots. Along Bliss Avenue, they would construct two new duplexes. There would be one vacant lot left, which could be developed in the future. The structure meets the required living space and meets the coverage for the district.

While the duplexes do have garage spaces for parking, they are including a spot in the driveway to meet the required parking. The driveway would not be setback far enough to allow for cars to park in the driveway and maneuver into the garage. The applicant has indicated that they requested a variance from the BZA to park in the required front yard, which staff is supportive.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE # CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:

- Receive the required variances from the BZA.

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-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:

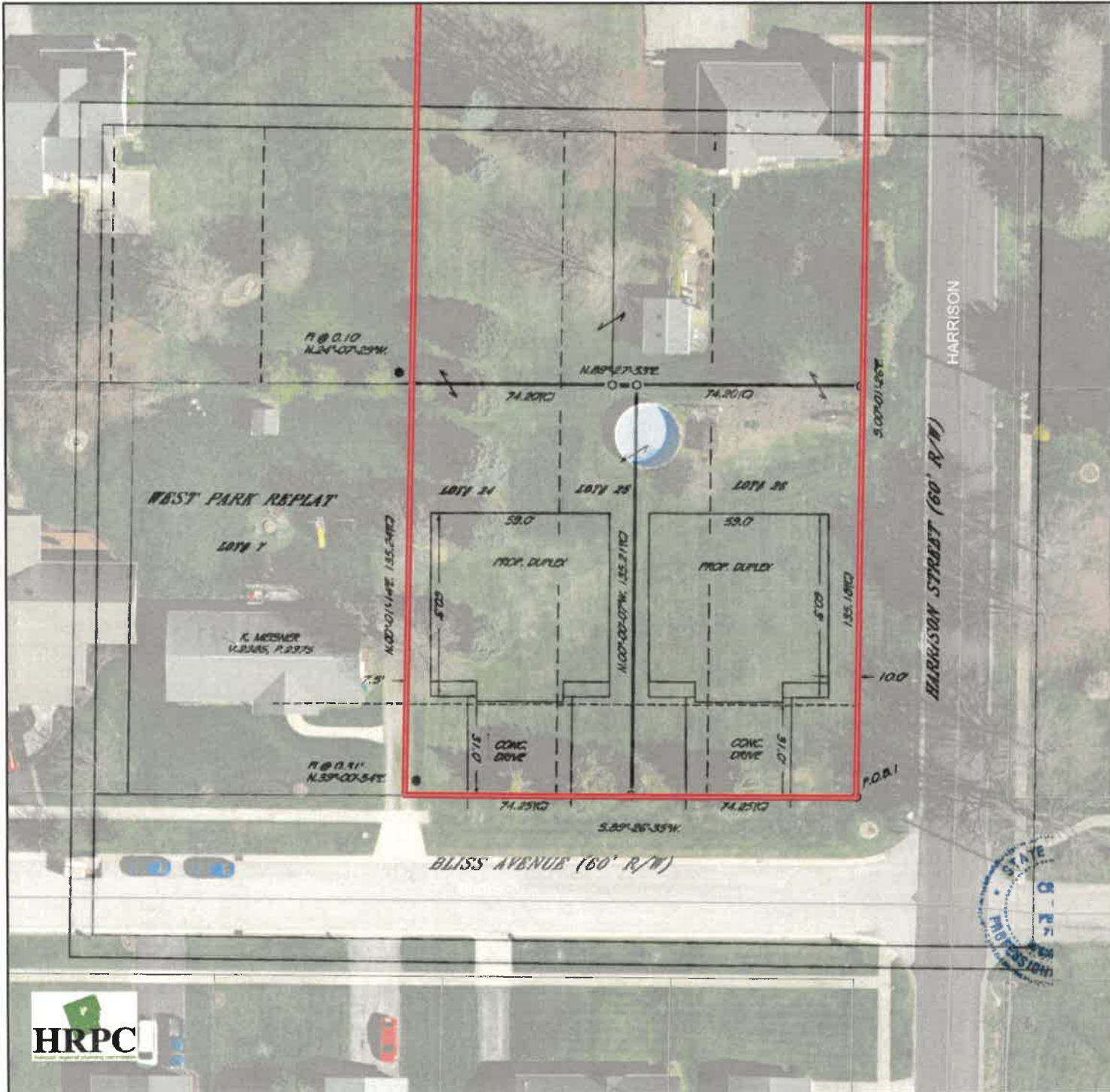
- Receive the required variances from the BZA.

CU-11-2024

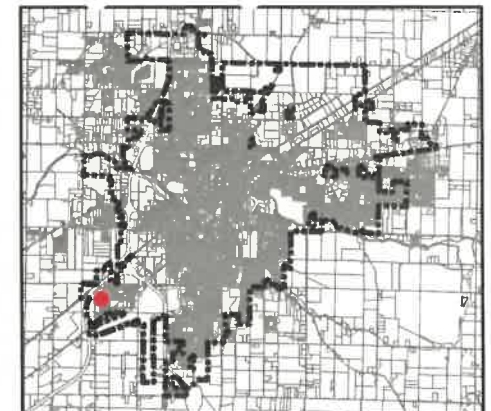
APPLICATION FOR
CONDITIONAL USE
filed by David Turk to construct
2 duplexes on lots 24-26 of the
Thorpe & Andrew West Park
Subdivision located at the
northwest corner of
Bliss Avenue and Harrison Street

Legend

- Parcels
- Turk Property
- Road Centerline

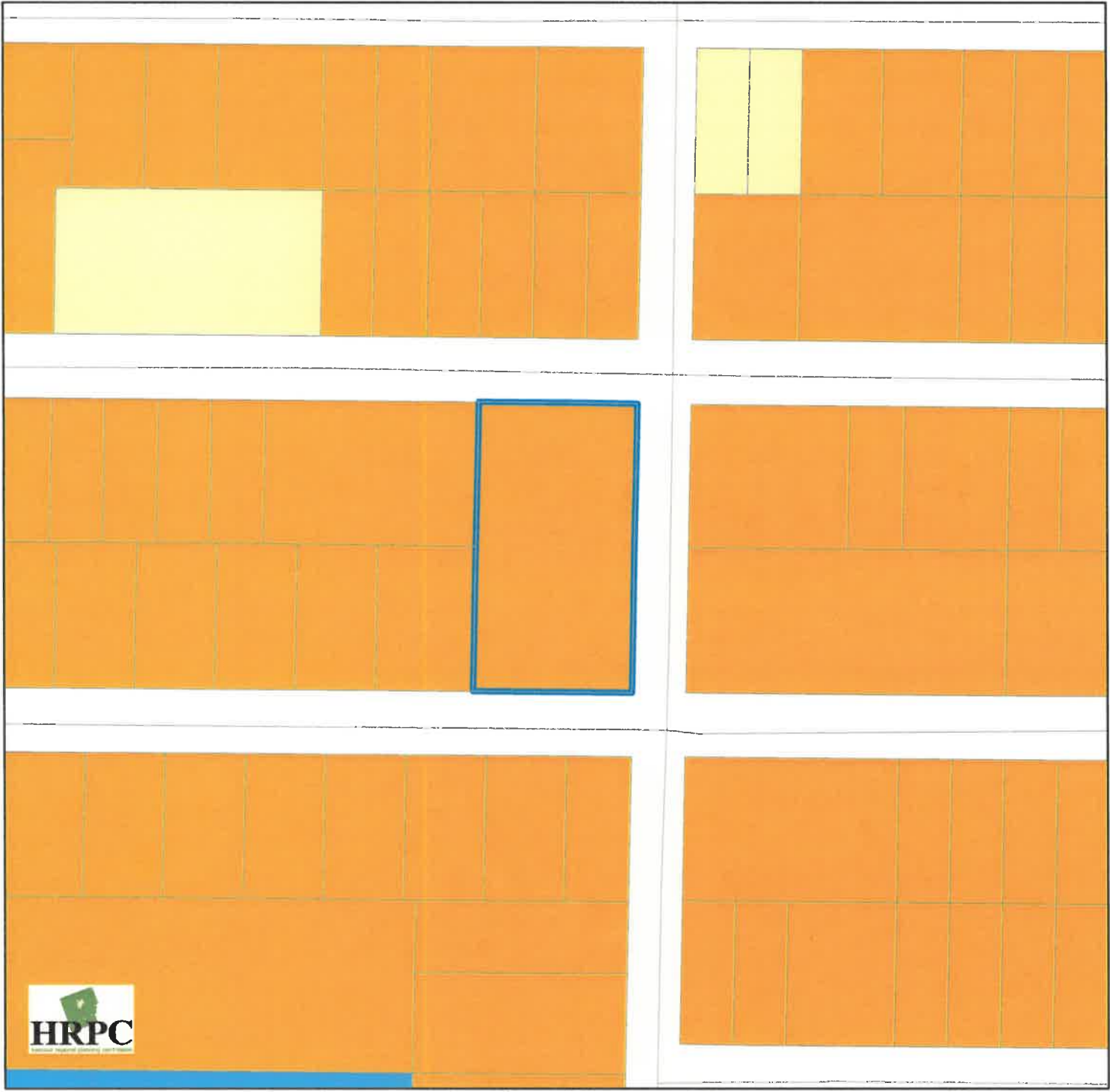


Findlay Locator Map



CU-11-2024

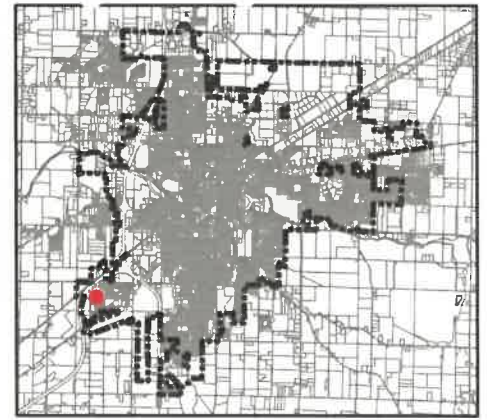
APPLICATION FOR
CONDITIONAL USE
filed by David Turk to construct
2 duplexes on lots 24-26 of the
Thorpe & Andrew West Park
Subdivision located at the
northwest corner of
Bliss Avenue and Harrison Street



Legend

- Parcels
- Turk Property
- 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. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

CPC STAFF

General Information

This request is located on west side of Crystal Avenue at the intersection with Midland Avenue. The parcel is zoned R-1 Large Lot Residential. It is located within a mostly R-1 Large Lot Residential neighborhood, with some R-3 Small Lot Residential to the south. 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 applicant submitted a statement that historically there was a car repair shop in the site since the 1940's. ProTech Rental Properties bought the building in 2021. Rooster Roofing, also owned by Protech Rental owner Joe Corran, has utilized the space for outdoor storage of vehicles in the meantime.

Staff Analysis

This site has been a persistent misfit in its neighborhood. Given the size of the space and the proximity to residential, it has been difficult for the right business to utilize the space. While staff understands the pre-existence of the car repair business, it has been over 2 years since it was discontinued. Staff would like to see improvements made to the site, including enclosing the rear outdoor area, to minimize the impact it has on its neighbors, if approved.

Staff Recommendation

CPC Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**

ENGINEERING

No Comment

FIRE PREVENTION

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

RECOMMENDATION

Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**



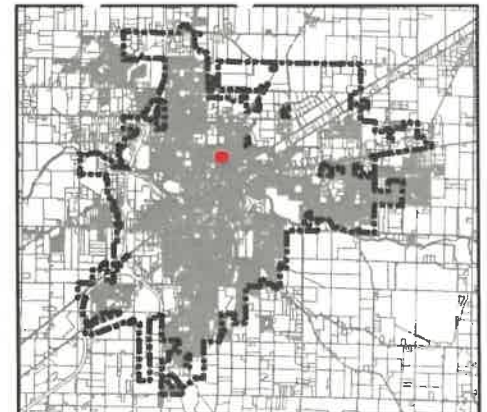
NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

Legend

-  Parcels
-  740 Crystal Avenue
-  Road Centerline

Findlay Locator Map



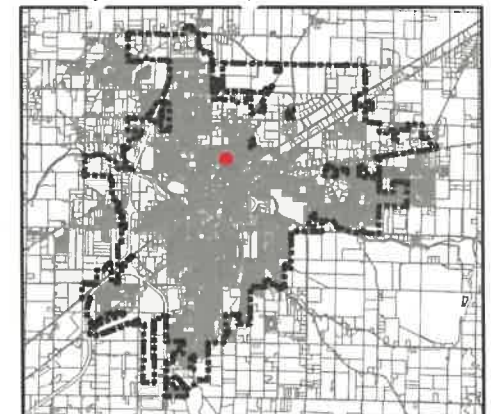
NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

Legend

- Parcels
- 740 Crystal Avenue
- 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
Thursday July 11th, 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:

Kareem Amr, Dennis Brooker, Grant Russel, David Wingate

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

Jacob Mercer noted that in the minutes for case SP-06-2024, it read “conditionally approve” but did not list any conditions. He said he would remove the word “conditionally” to avoid confusion. Dan Clinger motioned to approve the minutes for the June 13, 2024 meeting with the change. Kerry Trombley seconded. Motion approved 4-0-0.

NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy**

Drive.

CPC STAFF

General Information

This request is located in the Findlay Village Mall Subdivision on Tiffin Avenue next to the intersection with Cory Drive. It is zoned C-2 General Commercial. It is in a C-2 General Commercial area. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is currently parking for RP Home & Harvest of Findlay. GetGo had a similar gas station and convenience store site plan for the site that went through CPC in May 2023 (SP-10-2023).

Staff Analysis

Sheetz is proposing a 6,132 sf convenience store and gas station on this site. This would include 38 parking spots for the convenience store, which meets the standards. On the south side of the site is the 12-pump gas station. On the west side of the site, there is a dumpster enclosure area. This enclosure would use vinyl and brick, which matches the elevations of the building.

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

In terms of landscaping, staff discussed with the applicant that the foundation plantings were not necessarily required along the building, but could be clustered around the perimeter. They have included landscaping along the east, north, and west sides of the lot. Staff appreciated the applicant's willingness to meet the number of required plantings for the site.

They have submitted to the BZA for two variances. One is a reduction of the front yard setback to be 7 feet from the front property line. This is in keeping with the setback of the Raising Cane's site to the west, so our staff is supportive of the request. The second is a reduction on the rear-yard setback to ten feet. Staff was supportive of the request as well.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive with the following condition:

- Receive the variances for the 10-foot rear yard setback and the parking lot will be 7-feet from the front property line

ENGINEERING

Access –

Access to the site will be from two separate curb cuts. The first curb cut will be a full access drive off of Croy Drive, and the second drive will be a right in/ right out on the north side of Tiffin Avenue. During the construction of the drives (and the taps) the site contractor will need to provide an MOT plan to the Engineering Office for approval. Looking at the grading plan there are a couple of locations where the cross slope of the proposed sidewalk is over 2.0%, the sidewalk will need to be adjusted in the field prior to placement.

Water Service –

Site is proposing a 2-inch domestic tap to come off of the 12-inch mainline on the north side of Tiffin Avenue. The site is also proposing an irrigation system to be installed for the landscaping, the irrigation line will need to be a separate tap from the domestic line.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is on the west side of Croy Drive. The grease interceptor will be inspected by the Health Department.

Stormwater Management –

Due to the site reducing the amount of impervious area, storm detention is not required. The site is proposing a water quality structure to be installed within the site.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Storm Sewer Tap x 1
- Curb Cut Permit x 2
- Sidewalk Permit x1
- Curb Cut/ Drive x2
- Water Taps x2
- Sanitary Sewer Tap x1

FIRE PREVENTION

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

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive with the following condition:

- Receive the variances for the 10-foot rear yard setback and the parking lot will be 7-feet from the front property line

DISCUSSION

Jeremy Kalb and Dan Clinger each expressed a desire to prevent left-hand turns into and out of the new development off of Tiffin Avenue, and recommended extending the right in/right out. Kareem Amr, a representative of Skilken Gold, agreed to this with hope that the engineering department would assist with the new design to avoid utilities.

Kerry Trombley pointed out a number of parking spaces in the back which seemed to overlap with a proposed truck route. Jacob Mercer said that the mall owner previously agreed to restriping some of their parking spaces to allow room for a drive aisle. Kareem Amr said he'd be amiable to the condition that an easement be signed with the northern property owner permitting the truck route access.

Matt Cordonnier and Dan Clinger discussed the location of the sidewalk at the front of the property, which fell outside of the lines of the right-of-way on Tiffin Avenue. Jeremy Kalb hoped that even if the sidewalk was inside the property line, that an easement would be signed that gives the city jurisdiction over it.

MOTION

1. Dan Clinger made motion for CPC to recommend approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2024 filed by Sheetz to construct a new gas station at the northwest intersection of Tiffin Avenue and Croy Drive with the following conditions:
 - Work with the City Engineer on the Right-in/Right-out on Tiffin Avenue
 - Ensure an access easement be signed to permit truck traffic through the northern property.

2nd: Kerry Trombley

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

2. APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.

CPC STAFF

General Information

This request is located on the south side of Lima Avenue at the corner of Summit Street. This parcel is zoned C-1 Local Commercial. To the south, the neighborhood is zoned R-1 Large Lot residential. To the north, it is zoned 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

The site was previously a dog grooming business.

Staff Analysis

The applicant has indicated they would like to operate a convenience store and have the residential unit available for an employee. The footprint of the building would not change, but they would be re-establishing the residential unit in the space.

Staff has concern about the intensity of the use. Going from a dog grooming business that only has a customer or two at a time, to a convenience store which could have multiple visitors at a time, can lead to disruption of the neighbor. The hours of operation would also increase the intensity of the use. There is a lack of screening on the site for the structure with the neighbors. Staff would note that two of the existing parking spaces would need to be used for the residential component, which could lead to congestion issues within the parking area.

Staff Recommendation

CPC Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.**

ENGINEERING

No Comment

FIRE PREVENTION

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

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.**

DISCUSSION

Dennis Brooker, a nearby neighbor of the proposed development, opposed the idea on the basis that it was unnecessary due to the amount of nearby convenience stores already present. He also subtly implied that the presence of this convenience store would ruin the “money and time” that residents had invested in their homes.

Grant Russel, another resident and City Council member, expressed a desire for a convenience store to act more like grocery store with a deli, and was favorable about the idea of something walkable in our neighborhoods. In this case, however, this ideal would be unrealistic due to the typical business model employed by convenience stores. He ultimately opposed the development.

David Wingate, also a resident, voiced his concerns about lack of available parking and how that may lead to accidents and backups. Wingate added his concern that property values would decrease considerably.

Rob Martin and Kerry Trombley echoed many of the concerns voiced by the other residents, including congestion and a hit to the character of the neighborhood.

MOTION

1. Kerry Trombley made a motion for denial of **APPLICATION FOR CONDITIONAL USE #CU-10-2024 filed by HHNV LLC for a multi-use convenience store/apartment located at 1101 Summit Street.**

2nd: Dan Clinger

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

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING
DEPARTMENT

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

July 30, 2024

RE: Washington Avenue Storm Sewer Upgrades Phase I
Project No. 35512100

Dear Council Members:

As authorized by Ordinance No. 2022-143, a bid opening was held for the above referenced project on July 17, 2024. Bids were received from four (4) potential contractors with the bid amounts ranging from \$440,833.42 to \$566,871.57. The lowest and best bid was received from Fenson Contracting, LLC. of Fort Jennings, Ohio.

Previously, an amount of \$40,000.00 was appropriated to the project to account for project design and advertising. At this time, an appropriation is needed to cover the construction cost and provide a contingency for the project.

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

From: OPWC Grant (CM05Z)	\$300,000
To: Washington Avenue Storm Sewer Upgrades Phase I Project No. 35512100	\$300,000
From: Sewer Fund- Stormwater Restricted Account	\$350,000
To: Washington Avenue Storm Sewer Upgrades Phase I Project No. 35512100	\$350,000

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jeremy Kalb, PE
City Engineer

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



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
CITY ENGINEER

Honorable City Council
Findlay, OH 45840

July 30, 2024

RE: HAN-Melrose & Broad Resurfacing, PID117615 (32844200)

Dear Council Members,

The City is eligible for Federal Highway Administration Funds administered through the Ohio Department of Transportation (ODOT). The above-referenced project is eligible for this type of funding. This project will consist of the resurfacing of Melrose Avenue from Main Street to Broad Avenue and Broad Avenue from Melrose Avenue to Trenton Avenue.

At this time, the project is estimated at \$1,260,00 with 80% being funded by ODOT and 20% from the City. The City's matching share is included in 2024 and 2025 of the 10-year Capital Improvements Plan.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that authorizes the Mayor, Service Safety Director and/or City Engineer to enter into the project agreement with ODOT.

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

Sincerely,

Jeremy Kalb, P.E.
City Engineer

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

Honorable City Council
Findlay, OH 45840

July 31, 2024

RE: Project Hat Trick, Project No. 35631500
Appropriation of ODOT Funds

Dear Council Members:

As discussed in previous meetings, the Ohio Department of Transportation (ODOT) has committed Jobs & Commerce Economic Development Program (JCED) funds towards the construction of the TR230 Widening (Project Hat Trick) project. The City has received a fully executed copy of the agreement, and at this time it is desired to appropriate funds to the project to help cover some of the construction cost.

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

**FROM: Ohio Department of Transportation, Jobs & Commerce
(Agreement No. 41320) \$ 300,000**

To: Project Hat Trick, Project No. 35631500 \$ 300,000

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING
DEPARTMENT

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

August 1, 2024

RE: WTP High Service Pump Line Repair

Dear Council Members:

As discussed in the July 31st Water & Sewer Committee meeting, the Water Treatment Plant had a line failure at one of the high service pumps. The suction line running from the clear well to high service pump no. 6 had a failure late Sunday night and the WTP crew, along with a contracted diver, were able to stop any water lossage on Wednesday afternoon. The WTP staff contacted a couple of contractors to provide pricing for the repair, and were able to receive a quote from Mosser Construction Inc. for the necessary repairs. The cost of the repair is estimated to be \$200,000 and the pipe needed for the repair has a 6-week lead time. To ensure that the pipe can be repaired as soon as possible it is desired to waive the formal bidding process and enter into a contract with Mosser Construction Inc. to complete the work.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service-Safety Director, and/or City Engineer to waive all formal advertising and bidding requirements, enter in to contracts, to appropriate funds as follows:

From: Water Fund	\$200,000
To: Water Treatment Plant-25050000-other	\$200,000

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jeremy Kalb, PE
City Engineer

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



Monthly Collection Report for Findlay Council

July 2024

Total Collections for July 2024: \$1,804,354.09

	2024 <u>Year-to-Date</u>	2023 <u>Year-to-Date</u>	<u>Variance</u>
Withholders	14,626,322.47	13,524,606.43	1,101,716.04
Individuals	2,501,057.58	2,417,188.58	83,869.00
Businesses	<u>5,113,245.95</u>	<u>6,701,214.30</u>	<u>-1,587,968.35</u>
Totals	22,240,626.00	22,643,009.31	-402,383.31

-1.78%

Actual & Estimated Past-due Taxes

Withholders	156,442.91
Individuals	3,181,823.34
Businesses	<u>111,914.26</u>
Total	3,450,180.51

Actual and Projected Revenue

	2024 Actual <u>Year-to-Date</u>	Percentage of Projection <u>Collected</u>	Amount to Meet <u>Projection</u>	Percentage to Meet <u>Projection</u>	2024 Projected <u>Year End</u>
Withholders	14,626,322.47	67.71%	6,973,677.53	32.29%	21,600,000.00
Individuals	2,501,057.58	79.40%	648,942.42	20.60%	3,150,000.00
Businesses	<u>5,113,245.95</u>	<u>113.63%</u>	<u>0.00</u>	<u>0.00%</u>	<u>4,500,000.00</u>
Totals	22,240,626.00	76.04%	7,009,374.00	23.96%	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	1	31	81.81	8,374.62
Individuals	37	896	16,384.40	547,495.42
Businesses	<u>8</u>	<u>55</u>	<u>1,962.85</u>	<u>69,322.43</u>
Totals	46	982	18,429.06	625,192.47

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	4	84	990.15	13,297.26
Individuals	209	648	56,722.38	149,479.22
Businesses	<u>139</u>	<u>397</u>	<u>167,492.24</u>	<u>383,069.89</u>
Totals	352	1129	225,204.77	545,846.37

Mary Ann

8/1/2024

Receipt Summary Report

7/31/2024 4:29:00 PM

FINDLAY User: MEP

From 7/1/2024 to 7/31/2024 by Deposit Date Monthly

Date	Net Profit	Individual	Tot Returns	Withholding	Total	Year To Date Totals				
						Net Profit	Individual	Tot Returns	Withholding	Total
07/2024	FINDLAY									
	70	481	551	2407	2958	1204	8277	9481	15195	24676
	79,953.39	96,965.71	176,919.10	1,627,434.99	1,804,354.09	5,113,245.95	2,501,057.58	7,614,303.53	14,626,322.47	22,240,626.00
07/2023	FINDLAY									
	74	478	552	2921	3473	1301	8638	9939	20111	30050
	200,801.43	90,558.57	291,360.00	1,880,283.73	2,171,643.73	6,701,214.30	2,417,188.58	9,118,402.88	13,524,606.43	22,643,009.31
Difference	FINDLAY									
	-4	3	-1	-514	-515	-97	-361	-458	-4916	-5374
	-120,848.04	6,407.14	-114,440.90	-252,848.74	-367,289.64	-1,587,968.35	83,869.00	-1,504,099.35	1,101,716.04	-402,383.31
	-60.18%	7.08%	-39.28%	-13.45%	-16.91%	-23.70%	3.47%	-16.50%	8.15%	-1.78%

By Method

07/2024	Check	Cash	Credit Crd	Money Ord	Lockbox	OBG	Other	Total
FINDLAY								
	1,424,366.57	3,308.50	13,823.22	1,027.94	0.00	361,827.86	0.00	1,804,354.09
TOTALS								
	1,424,366.57	3,308.50	13,823.22	1,027.94	0.00	361,827.86	0.00	1,804,354.09

Findlay Fire Department
Monthly Activities Report - 2024
 Submitted By: Joshua S. Eberle, Fire Chief

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	5	7	8	10	2	5	4					
Assist Other Agency	127	102	125	88	127	101	109					
Emergency Medical Service (EMS)	10	9	10	7	8	7	8					
Car Accidents	15	17	22	18	27	20	20					
Rescues (Extrication, Water, Elevator)		1	1	2	6	1	1					
Hazmat	18	14	11	18	8	7	15					
Good Intent	10	13	12	4	19	5	4					
Burning Complaints	2	10	5	6	9	9	3					
False Alarms	41	32	23	31	46	31	32					
Totals	228	205	217	184	252	186	196	0	0	0	0	0

Runs by District	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station 1 - (South Main St)	62	55	53	74	78	61	59					
Station 2 - (North Main St)	79	75	69	47	63	46	59					
Station 3 - (Tiffin Ave)	38	33	43	33	59	41	34					
Station 4 - (CR 236)	47	42	52	30	52	38	44					
Totals	226	205	217	184	252	186	196	0	0	0	0	0

Fire Prevention Bureau

Construction	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	4	3	4	1	4	4	3					
Inspections	7	14	2	5	15	1	13					
Plan Reviews	21	2	13	4	6	10	15					
System Acceptance Tests	4	9		3	10	5	2					
Totals	36	28	19	13	35	20	33	0	0	0	0	0

Existing Structure - Additions	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	7	6	8	10	9	4	7					
Inspections	5	6	3	3	3	3	7					
Plan Reviews	9	6	12	9	11	27	15					
System Acceptance Tests	12	2	8	10	9	5	9					
Totals	33	20	31	32	32	39	38	0	0	0	0	0

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	1	1	1	1			1					
Undetermined	1		1									
Incendiary							1					
Fire Investigation Activities												
Follow-up	4	5	5	8	4	1	6					
Interviews												
Assists												
Totals	6	6	7	9	4	1	8	0	0	0	0	0

Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assembly	7	17	11	6	5	7	6					
Business	14	27	23	20		20	8					
Education K-12				1								
Education Pre-School	2		2	2			84					
Factory		1	4	4	7							
Mercantile		29	12	5	7	2	3					
Hazardous / Fireworks												
Institutional	1											
Mercantile	21		17									
Residential	4	21	3	9	6	2	14					
Adoption / Foster Care		1	3	1	2							
Pre-Fire Plan	10	30	23	7	7	20						
Storage		3	5	1	2		1					
Utility Mobile Food Vendors					1		1					
Utility Outbuildings			1									
Vacant Structures	2	2					1					
Totals	61	131	104	56	37	51	118	0	0	0	0	0

Prevention	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	5	7	4	5	1	6	10					
Complaints	1	4	7	2	4		7					
Fireworks Exhibitions / Events	1			1		5	3					
Knox Box Consults/Maint.	4		2	5	3	4	4					
Other			1	1								
Fire Plan Updates					2							
Pre-Fire Plan		2		7		21						
Property Research	3	7	5	2	6	5	5					
Safety Presentations	3	2	2	1		3	3					
Re-inspections	51	88	102	93	28	37	32					
Background Checks			1	4		2	1					
Totals	68	110	124	121	44	83	65	0	0	0	0	0

Public Presentations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station Tours												
Truck Visits												
Meetings Attended	9	7	8	4	12	5	3					
School / Seminars Attended	1	5	1	1	1	1	4					
Birthday Parade / Drive-by												
Smoke Detector Install Visits												
Safety Presentations					9							
Totals	10	12	9	5	13	6	7	0	0	0	0	0



Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

August 1, 2024

RE: Community Development Block Grant (CDBG) Revolving Loan Fund Administration Agreement

Honorable Members of Council:

Attached for your signature is an agreement in relation to the administration of the City of Findlay's current and future Economic Development RLF program.

As an eligible recipient of CDBG funds that may generate Program Income, this agreement will authorize the City of Findlay to administer the Economic Development RLF for the purposes stated below:

1. Encouraging the expansion and stability of the economic base of the designated area of the Economic Development RLF.
2. Encouraging increased employment opportunities, particularly for low-and moderate-income (LMI) persons in designated areas of the Economic Development RLF.
3. Supporting community development initiatives with activities that benefit low-and-moderate-income persons and aid in the prevention or elimination of slums or blight.

Hancock Regional Planning Commission respectfully requests that the Findlay City Council pass a resolution authorizing the Mayor of the City of Findlay to execute an agreement with Ohio Department of Development to provide services related to the Economic Development RLF for the period of 2024 to December 31, 2026, dated retroactively January 1, 2024.

Thank you for your consideration in this matter. Please do not hesitate to reach out to our office with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Kaysie Penzinski". The signature is written in a cursive, flowing style.

Kaysie Penzinski, Grant Administrator

State of Ohio
Community Development Block Grant Program
Revolving Loan Fund Administration Agreement

This Economic Development Revolving Loan Fund (“RLF”) Administration Agreement (“Agreement”) is made and entered into by and between the Ohio Department of Development (“Grantor”) and **City of Findlay** (“Grantee”), UEIN **E178EWHBZTQ6**, for the period beginning **Jan. 1, 2024** (the “Effective Date”) and ending **Dec. 31, 2026** (the “Termination Date”).

Background Information

- A. Grantor, through its Office of Community Infrastructure (“OCI”), administers the federal Community Development Block Grant (“CDBG”) program for the State of Ohio.
- B. Grantee has been determined to be an eligible recipient of CDBG funds and Grantee has been awarded CDBG funds from the Grantor to finance eligible activities that may generate Program Income as defined herein.
- C. Grantor has permitted the establishment of Economic Development RLFs within local political subdivisions to meet the primary development goals of:
 - 1. Encouraging the expansion and stability of the economic base of the designated area of the Economic Development RLF.
 - 2. Encouraging increased employment opportunities, particularly for low- and moderate- income (LMI) persons in designated areas of the Economic Development RLF.
 - 3. Supporting community development initiatives with activities that benefit low- and moderate- income persons and aid in the prevention or elimination of slums or blight.
- D. Grantor desires to have Grantee administer an Economic Development RLF using the CDBG Program Income and Grantee desires to administer an Economic Development RLF using the CDBG Program Income for the purposes stated above.
- E. Grantee has adopted a Resolution or Ordinance authorizing the execution of this Agreement.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Statement of The Agreement

- 1. **Economic Development Revolving Loan Fund Capitalization.** Grantee shall deposit all Economic Development Program Income into an Economic Development RLF account held by the Grantee.

2. **Definitions.**

- a. Economic Development RLF is a separate fund established for the purpose of accounting for Program Income and of carrying out the specific activities designated in OCI's Program Income Policies and Procedures Manual, available on OCI's Technical Assistance website (<https://development.my.site.com/OCDTA/s/article/Revolving-Loan-Fund-Program-Information>), which, in turn, generate payments to the fund ("RLF Funds") for the continued use in carrying out the same activities.
- b. Economic Development Program Income is defined as gross income received by the recipient directly generated from the use of Ohio State-administered CDBG program funds for economic development, downtown revitalization, and microenterprise business development activities.
- c. CDBG Economic Development RLF Consolidation. Grantee shall consolidate all existing Economic Development RLF, Downtown RLF, and Microenterprise RLF accounts into an Economic Development RLF Account held by the Grantee.

3. **RLF Plan and Use of Funds.** Grantee has adopted an RLF plan that includes the policies and procedures established by Grantor in the OCI **Program Income Policies and Procedures Manual**. The plan must include any designated administrative agent, an established board structure, loan review criteria, and procedures for workouts, delinquencies, and defaults. Grantee shall use the RLF Funds solely for the stated purposes set forth in this Agreement, OCI's **Program Income Policies and Procedures Manual**, the local RLF plan, and the current Ohio Consolidated Plan, which can be found here: <https://development.ohio.gov/community/community-resources/ohio-consolidated-plan>

4. **Project Approvals.** Grantee shall submit to Grantor an RLF loan or grant approval request for each project being considered for RLF assistance. Grantee must receive Grantor's written approval prior to the commencement of the Grantee's local RLF project.

5. **National Objective Requirements.** Grantor will review the approval request to determine if the project meets a CDBG National Objective. Written approval from Grantor must be received prior to the local RLF issuing approval for the project.

6. **Subrecipient Agreements.** Except under circumstances subject to **Policy Notice 20-04: Use of Subrecipients for Public Services Activities**, Grantee shall not sub-grant or sub-loan the Economic Development Program Income funds to any other local political jurisdiction or non-profit agency. Grantee may contract with a non-profit agency to administer the RLF Funds, but the funds are to remain with the Grantee in the Revolving Loan Fund Account. If there is a change in the designated administrative agent of the RLF Funds, it is the responsibility of the Grantee to notify OCI within 15 days of any change in status of the designated administrative agent.

7. **Accounting of RLF Funds.** RLF Funds shall be deposited and maintained in a separate interest-bearing fund account upon the books and records of Grantee (the "Account"). Grantee shall keep all records of the Account in a manner that is consistent with generally accepted accounting principles. All disbursements from the Account shall be for obligations incurred in the performance of this Agreement and shall be supported by contracts, invoices, vouchers, and other data, as appropriate, evidencing the necessity of such expenditure.
8. **Reporting Requirements.** Grantee shall submit RLF Status Reports to Grantor no more than 30 days after notification of the RLF Status Report request. RLF Status Reports may include but are not limited to the following: program income; program activities; and program outcomes.
9. **Compliance with General CDBG Requirements.** Grantee shall comply with all applicable provisions of the statutes, rules, regulations, and guidelines as passed by Congress or promulgated by the Secretary of the Department of Housing and Urban Development (HUD).
10. **Compliance with Environmental Requirements.** Grantee shall comply with the provisions of 24 CFR Part 58, Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities, for all activities funded with Economic Development Program Income.
 - a. If Grantee proposes to commit Economic Development Program Income to an OCI grant-funded activity for which it is the responsible entity, the environmental procedures associated with the OCI grant shall fulfill the environmental requirements for the Economic Development Program Income. Grantee does not submit separate Request for Release of Funds and/or Certification documentation to Grantor for the Economic Development Program Income, and Grantor does not issue a Project Specific Release of Funds Respecting Environmental Grant Conditions for the Economic Development Program Income.
 - b. For any other eligible use of Economic Development Program Income, Grantee must prepare environmental review records, publish any applicable public notices, and submit Request for Release of Funds and/or Certification documentation to Grantor for the aggregated activity assisted with Economic Development Program Income. Grantee may not commit Economic Development Program Income or initiate project work until Grantor issues a Project Specific Release of Funds Respecting Environmental Grant Conditions for the Economic Development Program Income.
11. **Acquisition and Relocation.** Grantee shall comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the implementing regulations set forth in 24 CFR 570.488 and 24 CFR Part 42 as they apply to the activities covered by this Agreement. Grantee shall comply with the process established under the Anti-Displacement and Relocation Plan.

12. **Term of the Agreement.** This Agreement shall begin on the Effective Date and shall terminate on the Termination Date, unless otherwise modified pursuant to Section 29 (f) herein. At least 60 days prior to the Termination Date, Grantor will determine if the Grantee continues to have the capacity to administer the RLF Funds based on the performance of the Grantee and its designated administrative agent. Grantor shall promptly notify Grantee in writing of a determination questioning administrative capacity. Grantor reserves the right to determine if the State of Ohio will renew the Agreement to allow the Grantee to administer the RLF, have the Grantee close out the RLF by executing a CDBG Closeout Agreement or recapture the RLF Funds.
13. **Records, Access, and Maintenance.** Grantee shall establish and maintain for at least three years from the expiration of this Agreement, all direct information and such records as are reasonably related to the administration of an RLF as set forth in the OCI [Program Income Policies and Procedures Manual](#). Both parties further agree that records required by the Grantor with respect to any questioned costs, audit disallowances, litigation or dispute between the Grantor and the Grantee shall be maintained for the time needed for the resolution of said question and that in the event of early termination of this Agreement as provided in Section 20 of this Agreement, or if for any other reason the Grantor shall require a review of the records related to the RLF Funds, the Grantee shall, at its own cost and expense, segregate all such records related to the RLF Funds from its other records of operation.
14. **Inspections.** At any time during normal business hours upon three days prior written notice and as often as Grantor may deem necessary and in such a manner as not to interfere unreasonably with the normal business operations, Grantee shall make available to Grantor, and to appropriate state agencies or officials, for examination, all of its records with respect to matters covered by this Agreement including, but not limited to, records of personnel and conditions of employment and shall permit Grantor to audit, examine and make excerpts or transcripts from such records.
15. **Audits.** The Grant Funds shall be audited according to the requirements of 2 CFR 200. In addition, Grantee must follow the guidelines provided in the OCI Financial Management Rules and Regulations Handbook. The Grantee shall submit to the Federal Audit Clearinghouse (FAC) and make available for public inspection a copy of the single audit, data collection form, and reporting package as described in 2 CFR 200 within the earlier of 30 days after receipt of the auditor's report(s) or nine months after the end of the audit period. No later than seven days following submission to the FAC, the Grantee must notify Grantor at singleaudit@development.ohio.gov that the single audit was submitted to the FAC. A copy of the audit report may be attached but is not required.

16. **Equal Employment Opportunity.** Grantee will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, disability, age, military status, or ancestry. Grantee will take affirmative action to ensure that applicants are considered for employment and that employees are treated during employment, without regard to their race, religion, color, sex, national origin, disability, age, military status, or ancestry. Grantee will, in all solicitations or advertisements for employees placed by or on behalf of Grantee, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin, disability, age, military status or ancestry. Grantee will incorporate the requirements of this paragraph in all of its respective contracts for any of the work for which the Grant Funds are expended (other than subcontracts for standard commercial supplies or raw materials), and Grantee will require all of its subcontractors for any part of such work to incorporate such requirements in all subcontracts for such work.
17. **Prevailing Wage Rates and Labor Standards.** In the commission of any Project(s) wherein federal funds are used to finance construction work as defined in the Code of Federal Regulations (CFR) Title 29, Part 5 to the extent that such activity is subject to the Davis-Bacon Act (40 United States Code (U.S.C.) 3141 to 3148, as amended), all laborers and mechanics employed by contractors or subcontractors on any such construction work assisted under this Agreement shall be paid the wages that have been determined by the U.S. Secretary of Labor to be the wages prevailing for the corresponding classes of laborers and mechanics employed on project(s) of a character similar to the contract work in the civil subdivision of the state wherein the work is to be performed. In addition, all laborers and mechanics employed by contractors or subcontractors on such construction work assisted under this Agreement shall be paid overtime compensation in accordance with the provisions of the Contract Work Hours and Safety Standards Act, 40 U.S.C. 3701 to 3708. Furthermore, Grantee shall require that all contractors and subcontractors shall comply with all regulations issued pursuant to these acts and with other applicable federal and state laws and regulations.
18. **Build America, Buy America.** The grantee certifies that it will comply with the Build America, Buy America provision of the Infrastructure Investment and Jobs Act of 2021- and the regulations at **41 U.S.C. §8303**, to the greatest extent feasible:
- a. Every contract for the construction, alteration, or repair of any public building or public work in the United States in which total federal assistance exceeds \$250,000 shall contain a provision that in the performance of the work the contractor, subcontractors, material men, or supplies shall use only:
 - i. Unmanufactured articles, materials, and supplies that have been mined or produced in the United States.
 - ii. Manufactured articles, materials, and supplies that have been manufactured in the United States substantially all from articles, materials, or supplies mined, produced, or manufactured in the United States.
 - b. It will comply with the following domestic preference requirements on a phased implementation schedule according to HUD's Phased Implementation Waiver 6331-N-10A:
 - i. **Effective July 1, 2023:** All iron or steel items used in covered projects must be produced in the United States. This means all manufacturing processes,

from the initial melting stage through the application of coatings, occur in the United States.

- ii. **Effective July 1, 2024:** All manufactured products used in covered projects must be produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55% of the total cost of all components of the manufactured product.
- iii. **Effective July 1, 2025:** All construction materials used in covered projects must be manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

19. **Section 3.** The grantee certifies that it will comply with Section 3 of the **Housing and Urban Development Act of 1968 (12 U.S.C. 1701u)** and implementing regulations at **24 CFR part 75**, and will follow the prioritization of effort outlined in **§75.19**:

a. Employment and training.

- i. To the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, Grantee shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.
- ii. Where feasible, priority for opportunities and training described in the above paragraph should be given to:
 - 1. Section 3 workers residing within the service area or the neighborhood of the project.
 - 2. Participants in YouthBuild programs.

b. Contracting.

- i. To the greatest extent feasible, and consistent with existing federal, state, and local laws and regulations, Grantee shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.
- ii. Where feasible, priority for contracting opportunities described in the above paragraph should be given to:
 - 1. Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project.
 - 2. YouthBuild programs.

20. **Use of Federal Grant Funds.** Grantee acknowledges that this Agreement involves the use of federal funds and as such, is subject to audit by the agency of the United States Government granting the funds to Grantor for the purposes of performing the work and activities as listed in the Grantee's RLF project report forms and in conformance with OCI's **Program Income Policies and Procedures Manual** and the local RLF plan. Grantee shall fully reimburse Grantor for any cost of Grantee which is disallowed by said federal agency and which must be refunded thereto by Grantor.
21. **Property and Equipment Purchases.** All items purchased by Grantee are and shall remain the property of Grantee, except if Grantor exercises its right to terminate this Agreement pursuant to paragraph 20, in which case all property and equipment purchased by Grantee with any Grant Funds herein awarded shall revert to Grantor. Grantee shall provide for the security and safekeeping of all items obtained through this Agreement.
22. **Termination.** Grantor may immediately terminate this Agreement by giving reasonable written notice of termination to Grantee for any of the following occurrences:
- a. Failure of Grantee to fulfill in a timely and proper manner any of its obligations under this Agreement.
 - i. Failure of Grantee to submit any report required by this Agreement that is complete and accurate.
 - ii. Failure of Grantee to use the Grant Funds for the stated purposes in this Agreement.
 - iii. Cancellation of the grant of funds from HUD.
 - b. Early Termination: Grantor may also terminate this Agreement if Grantee (i) defaults under another Agreement between the Grantor (ii) admits Grantee's inability to pay its debts as such debts become due, (iii) Grantee commences a voluntary bankruptcy, (iv) an involuntary bankruptcy action occurs against Grantee which remains undismissed or unstayed for 60 days, (v) Grantee fails to meet the minimum funding requirements under the Employee Retirement Income Security Act or other such employee benefits plan, or (vi) Grantor has reason to believe Grantee has ceased operations at the Project location. The events permitting early termination by Grantor shall be considered a default by Grantee and subject to the Effects of Termination under Section 21 of this Agreement.
 - c. Grantor reserves the right to suspend the administration of the RLF at any time for failure of the Grantee or its designated administrative agent to administer the local RLF in compliance with the OCI's [Program Income Policies and Procedures Manual](#) which is not attached but incorporated herein by reference. Throughout this Agreement, Grantee and any designated administrative agent must continue to demonstrate administrative capacity in the administration of the RLF. Failure to accurately report on the RLF Funds could result in Grantor placing the RLF Funds on hold or recapturing the RLF Funds. Grantor also reserves the right to request the RLF Funds be returned to the State of Ohio upon failure to comply with the OCI [Program Income Policies and Procedures Manual](#).

23. **Effects of Termination.** Within 60 days after termination of Agreement, Grantee shall surrender all reports, documents, and other materials assembled and prepared pursuant to Agreement, which shall become the property of Grantor, unless otherwise directed by Grantor. After receiving written notice of termination, Grantee shall incur no new obligations and shall cancel as many outstanding obligations as possible. Upon compliance with this Section, Grantee shall receive compensation for all activities satisfactorily performed prior to the effective date of termination.
24. **Forbearance Not a Waiver.** No act of forbearance or failure to insist on the prompt performance by Grantee of its obligations under Agreement, either express or implied, shall be construed as a waiver by Grantor of any of its rights hereunder.
25. **Conflict of Interest.** No personnel of Grantee, contractor of Grantee or personnel of any such contractor, and no public official who exercises any functions or responsibilities in connection with the review or approval of any work completed under this Agreement, shall, prior to the completion of such work, voluntarily or involuntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge or fulfillment of their functions or responsibilities with respect to the completion of the work contemplated under this Agreement. Grantee shall immediately disclose in writing to Grantor any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily. Grantee shall cause any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily, to immediately disclose such interest to Grantor in writing. Thereafter, such person shall not participate in any action affecting the work under this Agreement unless Grantor determines that, considering the personal interest disclosed, their participation in any such action would not be contrary to the public interest. Additional information found in OCI 15-07: Resolving a Potential Conflict of Interest.
26. **Liability.** Unless Grantee is an Ohio political sub-division and can prove to Grantor that it is self-insured, Grantee shall maintain liability and property insurance to cover actionable legal claims for liability or loss which are the result of injury to or death of any person, damage to property (including property of Grantor) caused by the negligent acts or omissions, or negligent conduct of Grantee, to the extent permitted by law, in connection with the activities of this Agreement. Furthermore, each party to this Agreement agrees to be liable for the negligent acts or negligent omissions by or through itself, its employees, agents and subcontractors. Each party further agrees to defend itself and themselves and pay any judgments and costs arising out of such negligent acts or omissions, and nothing in this Agreement shall impute or transfer any such liability from one to the other.
27. **Adherence to State and Federal Laws and Regulations.**
 - a. **General.** Grantee shall comply with all applicable federal, state and local laws in the performance of Grantee's obligations under Agreement, the completion of the Project and the operation of the Project as long as Grantee has any obligation to Grantor under Agreement. Without limiting the generality of such obligation, Grantee shall pay or cause to be paid all unemployment compensation, insurance premiums, workers' compensation premiums, income tax withholding, social security withhold, and any and all other taxes or payroll deductions required for all employees engaged by Grantee in connection with the Project, and Grantee shall comply with all applicable environmental, zoning, planning and building laws and

regulations.

- b. Ethics.** Grantee, by its signature on this document, certifies: (1) it has reviewed and understands the Ohio ethics and conflicts of interest laws including, without limitation, ORC Section 102.01 et seq., Sections 2921.01, 2921.42, 2921.421, 2921.43, and 3517.13(I) and (J), and (2) will take no action inconsistent with those laws, as any of them may be amended or supplemented from time to time. Grantee understands that failure to comply with the Ohio ethics and conflict of interest laws, is in itself, grounds for termination of Agreement and the grant of funds made pursuant to Agreement and may result in the loss of other contracts or grants with the State of Ohio.

- 28. Outstanding Liabilities.** Grantee represents and warrants that it does not owe: (1) any delinquent taxes to the State of Ohio (the "State") or a political subdivision of the State; (2) any amount to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other amount to the State, a state agency or a political subdivision of the State that are past due, whether or not the amounts owed are being contested in a court of law.

- 29. Falsification of Information.** Grantee affirmatively covenants that it has made no false statements to Grantor in the process of obtaining this award of the Grant Funds. If Grantee has knowingly made a false statement to Grantor to obtain this award of the Grant Funds, Grantee shall be required to return all the Grant Funds immediately pursuant to ORC Section 9.66(C) (2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C) (1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC 2921.13(F)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than 180 days.

- 30. Public Records.** Grantee acknowledges that Agreement and other records in the possession or control of Grantor regarding the Project are public records under ORC Section 149.43 and are open to public inspection unless a legal exemption applies.

- 31. Miscellaneous.**

 - a. Governing Law.** Agreement shall be governed by the laws of the State of Ohio as to all matters, including but not limited to matters of validity, construction, effect, and performance.

 - b. Forum and Venue.** Grantee irrevocably submits to the non-exclusive jurisdiction of any federal or state court sitting in Columbus, Ohio, in any action or proceeding arising out of or related to Agreement, Grantee agrees that all claims in respect of such action or proceeding may be heard and determined in any such court, and Grantee irrevocably waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum. Nothing in this Agreement shall limit the right of Grantor to bring any action or proceedings against Grantee in the courts of any other jurisdiction. Any actions or proceedings by Grantee against Grantor or the State of Ohio involving, directly or indirectly, any matter in any way arising out of or related to Agreement shall be brought only in a court in Columbus, Ohio.

- c. **Entire Agreement.** This Agreement, including its exhibits and documents incorporated into it by reference, constitutes the entire agreement and understanding of the parties with respect to its subject matter. Any prior written or verbal agreement, understanding or representation between parties or any of their respective officers, agents, or employees is superseded and no such prior agreement, understanding or representation shall be deemed to affect or modify any of the terms or conditions of Agreement.
- d. **Severability.** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.
- e. **Notices.** All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

- i. In the case of Grantor, to:

Attn: Deputy Chief
Office of Community Infrastructure
Ohio Department of Development
77 South High Street, P.O. Box 1001 Columbus, Ohio 43216-1001

- ii. In the case of Grantee, to:

City of Findlay
318 Dorney Plaza
Room 304
Findlay, OH 45840

- f. **Amendments or Modifications.** Either party may at any time during the term of this Agreement request amendments or modifications, as described in the applicable State of Ohio Consolidated Plan Submission. Requests for amendment or modification of Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the Project(s). Should the parties consent to modification of the Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.
- g. **Pronouns.** The use of any gender pronoun shall be deemed to include all the other genders, and the use of any singular noun or verb shall be deemed to include the plural, and vice versa, whenever the context so requires.

- h. Headings.** Section headings contained in Agreement are inserted for convenience only and shall not be deemed to be a part of Agreement.
- i. Assignment.** Neither Agreement nor any rights, duties, or obligations described herein shall be assigned, subcontracted or subgranted by Grantee without the prior express written consent of Grantor.
- j. Permissible Expenses.** If “travel expenses”, as defined in Ohio Administrative Code Section 126-1-02 (the “Expense Rule”), are a cost of the Project eligible for reimbursement with Grant Funds, Grantee shall be reimbursed accordingly. Grantee agrees that it shall not be reimbursed and Grantor shall not pay any items that are deemed to be “non-reimbursable travel expenses” under the Expense Rule, whether purchased by the Grantee or Grantor or their respective employees or agents.
- k. Binding Effect.** Each and all of the terms and conditions of this Agreement shall extend to and bind and inure to the benefit of Grantee, its successors and permitted assigns.
- l. Survival.** Any provision of this Agreement which, by its nature, is intended to survive the expiration or other termination of this Agreement shall so survive and shall benefit the parties and their respective successors and permitted assigns.
- m. Counterparts: PDF Accepted.** This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Copies of signatures sent by facsimile transmission or provided electronically in portable document format (“PDF”) shall be deemed to be originals for purposes of execution and proof of this Agreement.

Signature

Each of the parties has caused this Economic Development Revolving Loan Fund Administration Agreement to be executed by its authorized representatives as of the dates set forth, their respective signatures effective as of the Effective Date

Grantee:
City of Findlay

Grantor:
State of Ohio
Ohio Department of Development
Lydia L. Mihalik, Director

Authorized Official:

By:

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:



AUDITOR'S OFFICE

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

JIM STASCHIAK II - CITY AUDITOR

Friday, August 02, 2024

The Honorable Council
Findlay OH 45840

RE: Health Plan – Third Party Administrator

Attached is a letter from our health plan broker Risk Strategies explaining the need to change our current Third Part Administrator (TPA).

As part of that process I hired Parsons Risk Strategies as a consultant to work with the broker and assist in protecting the City's interest. The process went very well as explained by the attached letter. We expect an overall improvement in customer service to our employees, an improvement in administrative process flow, and anticipate an overall administrative cost savings to the plan.

Please feel free to call me after reviewing the information if you have any questions. It is important that this legislation passes, should you be in agreement, by no later than September 3, 2024. By doing so, will enable my office, the TPA, and the broker to complete all the needed work with open enrollment and the TPA transition to be in place for the 2025 plan year.

My thanks to Councilman Wobser for taking the time to meet with me and the broker to get a more in depth understanding of what has transpired in the TPA selection process.

Thank you for your attention to this matter.

Jim Staschiak II
City Auditor



7/31/2024

Jim Stachiak II
Findlay City Auditor
318 Dorney Plaza, Room 313
Findlay, OH 45840

Dear Jim,

Due to the ongoing and ever-growing list of service problems your employees and Risk Strategies have experienced with your Third Party Administrator (TPA) for your group health, dental, vision and section 125 plans, Risk Strategies completed a thorough market analysis of alternative TPAs and Pharmacy Benefit Managers (PBM). This included the receipt of six proposals from independent TPAs and six proposals from transparent PBMs. After this thorough review which included a 25 page TPA questionnaire with over 100 questions and a 13 page PBM questionnaire with 95 questions along with review of proposed rates and agreements and tours of two finalist TPAs, Risk Strategies is recommending to Findlay City Council a change in TPA and PBM administrators which will require authorization to enter into direct contracts with the following providers:

- MedBen to replace the current provider as Third Party Administrator (TPA)
- Appro Rx to replace the current provider as Prescription Benefit Manager (PBM)
- Retain PaydHealth but to enter into a direct agreement for management of high cost medications
- Retain the current bundled PPO network arrangement for access to hospitals and providers which includes:
 - The Northwest Ohio Health Partnership for the local service area (Hancock and Seneca Counties)
 - The Frontpath Health Coalition within the balance of their NW Ohio footprint
 - Ohio Health Choice for the remainder of Ohio
 - First Health outside of the state of Ohio.
- Retain Teledoc as your virtual health provider but enter into a direct agreement or through MedBen

Risk Strategies has a proven track record with both MedBen and Appro Rx and expects a smooth implementation and greatly improved service of your health plan. We indicated to the prospective TPAs that they would be implementing the existing plans in place currently to minimize any impact of this change to your members including the current PPO provider access. As far as the cost impact, MedBen is priced 3.2% (\$7,700) higher than the current TPA. In addition there is a \$7,890 fee for MedBen to process the run-in of claims. This means all claims incurred but not yet paid as of 12/31/2024 will be directed to MedBen for processing as opposed to the current TPA. It is cleaner to have the new TPA process the run-in of claims and additionally, the current TPAs fee to process these claims would have been over \$33,000. We expect prescription costs to be reduced by 10-15% with the change to Appro Rx. Both MedBen and Appro Rx are offering the City of Findlay 3 year agreements.

We are asking for this authorization early September 2024 to afford us over 90 days to implement these changes.

Respectfully,

A handwritten signature in blue ink that reads "Ben Otley". The signature is fluid and cursive, written in a professional style.

Ben Otley
Benefits Consultant
VP, Business Development

Committee Members:

- Grant Russel, at-large – Committee Chair
- Brian Bauman, Ward 5
- Dan DeArment, Ward 4
- Randy Greeno, at-large
- Joshua Palmer, Ward 7

Staff:

- Rob Martin, Safety Service Director
- Lee Rausch, Assistant City Engineer
- Jason Phillips, Water Treatment Superintendent
-
-

Meeting Start Time: 4:02 p.m.

Meeting End Time: 6:20 p.m.

Guests:

- Holly Frische, Ward 1 Council Rep
- TJ Rowland, Shady Lake Campground

Agenda:

Call to Order

- Meeting is being streamed to the City of Findlay YouTube channel - https://www.youtube.com/watch?v=iCf2_X7HgkE

Roll Call

- All committee members present

Approval of Minutes

- Approval of April 1, 2024, meeting minutes (DeArment / Greeno); approved 5-0

New Items

1. Shady Lake Campgrounds to extend water and sewer to their property

TJ Rowland, owner of Shady Lake Campground, located at 11506 Township Rd 101, addressed the committee about his desire to extend City sanitary and water services to his property. Services would need to be extended west from CR 220 west on TR 101. City Engineer Kalb, as part of conversations with Mr. Rowland, proved a very high level, preliminary cost for the extension at \$678,000, a cost that would have to be borne by Mr. Rowland.

Mr. Rowland, the committee, and staff, engaged in a lengthy conversation about funding possibilities and next steps that Mr. Rowland could pursue. Mr. Rowland was informed that it was highly unlikely that the City would consider financially supporting this project in a similar manner that the City has partnered with Ohio Economic Development and others in supporting infrastructure needs for the Sheetz project. It was suggested that Mr. Rowland contact Findlay-Hancock County Economic Development as well as County Engineer Doug Cade and the Allen Township trustees as he continues to develop his plans for the campground.

As Mr. Rowland did not request that the committee OK the extension, the committee did not take a position on the project.

2. Determine policies and procedures for instituting utility billing rate changes

Russel provided a draft paragraph for inclusion in the Water Rules (included with these minutes), which he and Martin created, as an example of how the Committee's previously expressed concepts of a rate review procedure may be implemented for each utility. The consensus of the Committee and the administration was that this was a good starting point.

The committee suggested the following updates:

- Define the frequency, in years, of the third-party rate analysis/review
- Define the forecast length of the pro-forma as ten years
- State that a rate review meeting be held during the third quarter of the year prior to the second council meeting in September
- Reference the statutory requirements that define rate

Russel asked that Committee members email him with other suggested edits. Martin & Russel will incorporate those suggestions into the proposed Water Rules & Stormwater Rules for review by the Committee at a subsequent meeting.

Russel stated that there appears to be an agreement in principle as to how we proceed which provides the committee with the opportunity to finalize the wording of this recommendation to the full council at a subsequent meeting.

Motion:

- Recommend: Continued discussions of this topic by the Water & Sewer Committee
- Motion Russel; Second: Bauman
- Motion passed (5-0)

3. Offering sanitary sewer service to properties within the city currently on septic systems

Russel opened the discussion by asking the committee to consider Mr. Rowland's request to extend sanitary sewer service to the Shady Lake Campground, except to have the campground exist within the City of Findlay. How would that change the discussions of that request?

Russel stated that a conversation with a constituent prompted this discussion. Specifically, considering the Council recent action to extend sanitary service in West Park, this constituent asked if the City would be extending sanitary to his property. We need to acknowledge that we have properties within city limits that are still on septic systems. In the specific case of this constituent, they assumed that a property well within city limits in an established neighborhood was on a sanitary service. This committee has previously stated it prefers to move properties toward sanitary sewers and away from septic systems.

Russel saw two pertinent questions for discussion and investigation:

1. What is the committee and Council's desire for moving properties over time to sanitary service from septic systems?
2. What is the size of this issue? How many properties do we have in this situation?

Martin said that a preliminary review indicates there are approximately thirty such properties that are potentially on septic systems. They are scattered throughout the city. This number is based on a

review of water-only billing accounts and then removing accounts for things like sprinkler systems. A detailed follow-up, including possible in-person inspections, would be required to finalize this number.

Bauman suggested that this is something we would address over a long period of time, 10-years or so, when we had other projects in the neighborhood of these properties. Martin supported the idea that these projects could be coordinated with other road and sanitary projects.

The committee voiced a desire to figure out the exact number of properties in this situation.

Palmer said that regardless of number that is identified, that the city should move forward with migrating these properties to sanitary service.

Motion:

- Recommend: The administration prepare a detailed analysis of properties that do not have sanitary sewer connections
- Motion Russel; Secon Palmer
- Motion approved (5-0)

Adjournment

Grant C Russel

Grant Russel, Water & Sewer Committee Chair

Committee Members:

- Josh Palmer, 7th Ward, Chair
- Dan DeArment, Ward 4
- Dennis Hellmann, Ward 2
-
-

Staff:

-
-
-
-

Meeting Start Time:

5:30

Guests:

Meeting End Time:

5:45

Agenda:

Call to Order

Roll Call

New Items

review of revised and finalized 2024-2025 Council's Rules of Procedures

Adjournment



Ad Hoc Committee Chair

COMMITTEE REPORT

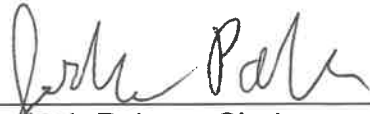
THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

An **AD HOC COMMITTEE** met on July 22, 2024 to review the revised and finalized 2024-2025 Council's Rules of Procedures.

We recommend

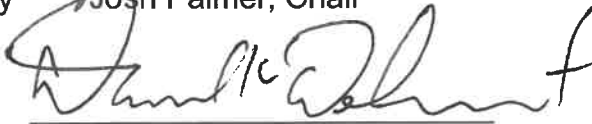
Accepting the proposed changes to
~~to written communications~~ the
Rules of Procedure for Council.

Aye Nay



Josh Palmer, Chair

Aye Nay



Dan DeArment

Aye Nay



Dennis Hellmann

AD-HOC COMMITTEE

LEGISLATION: _____

DATED: July 22, 2024

COUNCIL OF THE CITY OF FINDLAY, OHIO

RULES OF PROCEDURE 2024-2025

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COUNCIL OF THE CITY OF FINDLAY, OHIO

RULES OF PROCEDURE 2024-2025

The following rules and regulations are hereby adopted by the Council of the City of Findlay, Ohio, as the rules and procedure governing the conduct and business of said legislative body. They shall be in full force and effect from and after February 21, 2023, subject, however, to amendment or repeal in whole or in part, at any time, by the Council of the City of Findlay, in accordance with the rules and regulations hereinafter set forth governing the amendment or repeal of these rules and procedure.

SECTION I. GENERAL PROVISIONS

A. DEFINITIONS

The following definitions are relevant throughout this document:

1. Majority – six or more members of council
2. Presiding Officer – the President of Council or the person filling that role at meetings where the President of Council is unable to preside
3. Quorum – six or more members of council
4. Speaker – any elected official, member of the administration or staff member who, upon recognition by the Presiding Officer, shall be entitled to participate in a discussion of an issue before council
5. Three-fourths Majority – eight or more members of council
6. Two-thirds Majority – seven or more members of council

B. LEGISLATION

Legislation from council must be requested by at least two councilmembers. Requests for appropriations that require legislation for money already budgeted may be requested by the administration.

All routine requests for legislation proposed for the consideration of council shall be in the hands of the Director of Law by noon on the Wednesday preceding the meeting at which it is to be considered. Proposed legislation must accompany the agenda of legislation.

No proposed legislation regarding zoning issues shall be presented to council unless they have gone through City Planning Commission and the Planning and Zoning Committee.

C. REPORTS

All reports and written communications from the public, Administration officials, department heads and employees shall be delivered to the Council Office by noon on the Thursday preceding each regular meeting.

D. REPRESENTING FINDLAY CITY COUNCIL

1. An Official City Council Position Requires a Public Vote

Council does not have an official position on any issue, whether the issue is political or non-political in nature, unless council has taken a public vote and a Majority votes to adopt the position. Failure of a Majority of council to vote in favor of a position shall not constitute adoption of a contrary position; in such cases council shall continue to have no official position on the issue.

2. Speaking On Behalf of the Council

If a councilmember appears on behalf of the whole Council for the purpose of commenting on an issue, the councilmember must state the official position of the council on such issue.

3. Personal Opinions Must Be Distinguished from Council Positions

Whenever a councilmember is speaking to a person or group of persons and expresses an opinion on an issue, whether the issue is political or non-political, the councilmember must clearly state whether the opinion represents the official position of the City of Findlay and/or its City Council, or whether it is only the councilmember's personal opinion.

E. GOVERNING LAWS

Should any of these Rules of Procedure or portions thereof conflict with the law of the State of Ohio or of the United States of America, such law shall govern the conduct of council.

F. DISCIPLINARY ACTION

Council may punish or expel any member from committee assignment, without chair approval, or from current proceedings for disorderly conduct or for violation of its rules. A vote of Two-thirds Majority of council will expel a member from current proceedings, but only after notice of the charge on which the motion for expulsion is based and an opportunity for the member to be heard.

G. SALARY ORDINANCE

Salary consideration for elected officials must be passed and approved by December 31 of the year prior to commencement of the elected officials' term.

SECTION II. COUNCIL MEETINGS

A. REGULAR MEETINGS

1. Schedule

Regular meetings will be held on the first and third Tuesday of each month beginning at 6 p.m.

2. Holidays & Election Days

Should a Regular meeting fall on a legal holiday or the day of an election, the meeting shall be rescheduled to the next business day that is not a legal holiday or an election day.

3. Cancellation

In case of inclement weather or other emergency, the President of Council, or in absence of the President of Council any two members of council, may cancel a Regular meeting. The meeting shall be rescheduled to the next business day after the inclement weather or emergency has passed.

Notice of the cancellation shall be given immediately to each councilmember by email and to the public.

4. Location

Regular meetings shall be held in the Chambers of the Council of the City of Findlay (hereinafter referred to as "Council Chambers") located in the Municipal Building, 318 Dorney Plaza, Findlay, Ohio.

Regular meetings may be held in any other public place within the confines of the City of Findlay, provided that 24-hour public notice be given prior to meeting.

B. SPECIAL MEETINGS

A Special Meeting may be called at any time by the Mayor or any three members of council.

Special Meetings shall be held in Council Chambers or in any other public place within the confines of the City of Findlay.

Notice shall be given to each councilmember, served personally; left at the member's residence or usual place of business; or by email with receipt verification received by the sender at least 24-hours prior to the time of such meeting.

24-hour public notice shall be given prior to the time of such meeting.

C. EXECUTIVE SESSIONS

Executive sessions may only be called when confidential matters need to be considered in accordance with Ohio Revised Code 121.22.

D. QUORUM

No business shall be conducted at any meeting of council unless a Majority of the councilmembers shall be present.

E. ATTENDANCE

Councilmembers shall inform the President of Council in advance if the councilmember will be unable to attend, or will be late to attend, any council meeting. The President of Council shall then announce, during roll call, that the councilmember will be absent or late and shall be noted in the minutes as such. Absence at a scheduled council meeting due to sudden illness or emergency shall be noted in the minutes as such. Any absence requires a majority vote of council members present to be considered an excused absence.

The Mayor, Director of Law, City Auditor, City Treasurer, Safety Director, Service Director, and City Engineer are requested to attend the regular meetings of council and to answer questions relating to the affairs of the city under their respective supervision and control.

In the event of a public health emergency declared by either the State or County Health Department, all who attend a Findlay City Council meeting or committee meeting are required to adhere to all guidelines prescribed by the State or County Health Departments upon a majority vote of Council.

F. ADJOURNMENT OF MEETING

Councilmembers may adjourn a meeting to another designated time and/or public place.

G. AGENDA OF LEGISLATION

The Director of Law shall prepare a detailed agenda of legislation to be considered by council at each meeting. Such agenda shall be available to each councilmember and available to the public by 5 p.m. on the Friday preceding each Regular meeting.

Such agenda shall be available to each councilmember and the public at least 24-hours prior to a Special meeting.

No legislation, reports, or other communications shall be added to the Agenda unless council, upon majority vote of councilmembers present, determines that it is immediately necessary to insure the continued operation of essential City services.

H. ORDER OF BUSINESS

The order of business at all regular council meetings is:

1. Call to Order
2. Roll Call
 - a. Acceptance of excused absences
3. Pledge to the Flag and moments of meditation

The Presiding Officer shall be authorized to invite members of the Clergy and the community to open the meeting with a prayer, not to exceed two minutes in length.
4. Approval of Minutes
5. Additions to the Agenda
6. Resolutions of Commendation

Retirement or special recognition resolutions may be voted on by Council and presented if the recipient is present.
7. Public Communications (written)
8. Utility/Contractor Communications (written & oral)
9. Reports of Municipal Officers and Departments
10. Committee Reports
11. Agenda of Legislation
 - a. Resolutions
 - b. Ordinances
 - c. Each Resolution and/or Ordinance shall be handled in the following order:
 - i. Reading of the Resolution or Ordinance
 - ii. Public Communications (oral) pertaining to the Resolution or Ordinance
 - iii. Motions (if any)
 - iv. Council Discussion (if appropriate)
 - v. Council Vote (if appropriate)
12. Unfinished Business
13. New Business
14. Public Communications (oral)
15. Adjournment

I. PUBLIC COMMUNICATIONS

1. Written Communications

All letters addressed to and received by Findlay City Council will be on display to the public during regular council office hours. In all cases, letters that do not have a proper name, address, phone number and signature of the sender will not be considered as sent to council. In all cases, e-mails that do not have a proper name, address, phone number confirmation email to the Clerk of Council or President of Council will not be considered. e

Incorrect, incomplete, or unsigned petitions and other communications to council shall be returned by the Clerk of Council to the petitioner or communicator, accompanied by an explanation as to why they are found to be improper and will not be presented to council until in proper order.

No written communications will be read unless voted on approved by Council, even if requested.

~~Only those letters making a specific request for service or letter that should be referred to a committee of council will be placed on the agenda.~~

2. Oral Communications

All speakers must live within the City of Findlay, represent companies that conduct business within the City of Findlay, or live in a neighboring community that is directly impacted by the operations of the City of Findlay.

Speakers from the gallery shall be required to fill out a form giving the speaker's name, ward and the agenda item they wish to address. Speakers not wishing to address a specific agenda item shall provide the subject of his or her presentation. The form shall be presented to the Presiding Officer prior to the start of the meeting. The form becomes part of the official record of the meeting. Council will not entertain incomplete speaker forms.

Oral comment from the gallery shall be limited to four minutes per person. Time shall not be transferred from one speaker to another and shall be limited to sixty minutes total. The sixty-minute clock shall start when the first speaker begins and shall run continuously, including Council questions for the speaker.

Speakers wishing to address a specific agenda item shall do so when the item is under consideration. Speakers not wishing to address a specific agenda item shall do so during the 'Public Communications (oral)' (agenda item #14) portion of the agenda.

Speaker comments directed to elected officials, administration, or staff members other than councilmembers shall be restricted to items on the agenda.

3. Public communications (written and oral) shall be limited to issues directly related to the City of Findlay as determined by the Presiding Officer.

PROPOSED

4. Promoting Political Candidates is Prohibited

No person may address the council for the purpose of assisting a campaign for election of a person to any office.

5. Advertising is Prohibited

No person may address the council for the purpose of advertising any item, service, or product for profit or otherwise.

6. Other Prohibited Remarks

Any person who causes actual disruption by making personal attacks, slanderous remarks or other disruptive conduct while addressing the council shall be barred from further participation in the meeting by the Presiding Officer, unless permission to continue is granted by a majority vote of councilmembers present.

7. Signs and Banners Prohibited

Signs and banners are not permitted in Council Chambers. This prohibition does not apply to charts, diagrams, enlarged photographs or other demonstrative exhibits or visual media utilized by a speaker in presenting testimony to Council.

8. No citizen or interested party will be refused the right to address council, within the limits described above.

9. Any variance or waiver of these rules shall be by a majority vote of councilmembers present.

J. DEBATE

1. Right to Participate

All elected officials, the President of Council excepted, members of the administration and staff members shall be entitled to take part in the discussion of all issues before the council.

2. Right to Question

All elected officials, the President of Council excepted, shall have the right to question any individual, including any elected official, administration or staff member present, or public persons in attendance, on matters as long as the questioning adheres to the rules and procedures hereto and are germane to the issue before the Council for discussion.

3. Request to Speak

A Speaker must request the right to speak by addressing the Presiding Officer. Upon being recognized, the Speaker may proceed. A Speaker may request the right to speak a subsequent time only after all others present, with a right to participate, have been given the opportunity to speak.

4. Limitations of Speakers

Speakers shall confine their remarks to matters currently under discussion.

No Speaker may filibuster. No Speaker shall speak for more than five minutes on any question, except by leave of the Presiding Officer or by a majority vote of councilmembers present.

Under no circumstances shall a Speaker's questioning be conducted in a manner that would constitute a cross-examination of or an attempt to ridicule or degrade the individual being questioned.

No one shall interrupt or argue with any Speaker who has the floor, other than the Presiding Officer in order to preserve order during meetings.

5. Courtesy

In the discussion, comments, or debate of any matter or issue, all Speakers shall be courteous in their language and deportment, and shall not discuss or comment on personalities, or indulge in derogatory remarks or make insinuations about any other elected official, or any member of the staff or the public.

6. Violations

If a Speaker violates these rules on debates, the Presiding Officer shall call such Speaker to order, and the offending Speaker shall be silent except to explain or continue in order. If the Presiding Officer violates these rules on debate or fails to call a Speaker to order, any other councilmember may, under a point of order, call the Presiding Officer or such other offending Speaker to order, and the person being called to order shall be silent except to explain or continue in order.

7. Any councilmember shall have the right to challenge any action or ruling of the Presiding Officer or another councilmember, as the case may be, in which case the decision of the majority of the councilmembers present shall govern.

K. LIMITATIONS ON POLITICAL SPEECH

Except where the Council is properly considering a motion regarding whether the City shall take an official position on a political issue, no Speaker shall use a Council meeting as an occasion to express an opinion in support of or in opposition to a candidate for public office or a ballot measure.

L. MAJORITY REQUIREMENTS FOR COUNCIL ACTION

All actions of council shall be by a Majority vote of those elected or appointed thereto, except emergency legislation, which shall require Three-fourths Majority vote of council to suspend the Statutory Rules and Two-thirds Majority vote of council to enact said emergency legislation. Also, any other affirmative requirement dictated by the laws of Ohio, or by financial procedure, or in order to secure public funding shall be adhered to, even though in conflict with these requirements for council action.

M. VOTING

1. Vote by Rotation

Every vote will be by rotation so that one councilmember will not always vote first.

2. Motion to Suspend Reading

A motion to suspend the Statutory Rules in order to give legislation its second and/or third reading shall require Three-fourths Majority vote in order to prevail.

3. Motion for Reconsideration

Any member who was absent or voted with the prevailing side may move a reconsideration of any action of council, excepting measures which shall be in immediate effect.

Such a Motion for Reconsideration shall be made not later than the next regular meeting after the action to which it relates was taken.

No Motion for Reconsideration shall be made more than once on any measure.

A Motion for Reconsideration shall require a Majority vote of council in order to prevail.

4. Breaking Tie Votes

The President of Council shall break a tie vote of all council members. A tie vote by less than all council members shall not be broken.

5. Abstentions

A councilmember may abstain from discussion and voting on a question because of a stated conflict of interest. Notice of intent to abstain shall be given prior to any discussion or participation on the subject matter or as soon thereafter as the councilmember perceives a need to abstain, after which the affected councilmember shall remove himself or herself from the council's deliberations and considerations of the matter and shall have no further participation in the matter.

Prior to the time that a council member gives notice of intent to abstain, the affected councilmember may confer with the Director of Law to determine if abstention is truly required. If the intended abstention can be anticipated in advance, the conference with the Director of Law should occur prior to the meeting at which the subject matter is scheduled to come before the council. If that cannot be done, the affected councilmember should advise the Presiding Officer that he or she has an "abstention question" that he or she wants to review with the Director of Law. A brief recess should then be taken for that purpose.

N. WRITTEN CORRESPONDENCE

For all written correspondence, the Clerk of Council will read the author(s) name and title, date of the correspondence, and a summary of its content aloud during the appropriate portion of the council meeting. A specific correspondence shall be read aloud in its entirety upon request of a councilmember, member of the administration, Director of Law, City Auditor or City Treasurer and upon approval of a majority of councilmembers present.

O. MINUTES

The Clerk of Council shall deliver by email, or otherwise make available minutes of each Regular and Special meeting to or for each elected official prior to the next Regular meeting.

P. RULES OF ORDER

Council hereby adopts Robert's Rules of Order, the latest edition, to govern the conduct of business at all meetings of council insofar as said rules are not in conflict with these Rules of Procedure and Ohio statutes.

SECTION III. PRESIDENT OF COUNCIL

- A. The President of Council shall preside at all regular and special meetings of council but shall have no vote therein except in the case of a tie.
- B. The President of Council shall be the Acting Mayor when the Mayor is absent or unable to perform his or her duties but shall not serve as President while acting as Mayor. While acting as Mayor, the President of Council shall retain the right to vote on matters before the council as the person would otherwise have as President of Council.
- C. The President of Council shall refer matters requiring study by committee to the proper committee(s). Council, by a majority vote of members present, can refer matters to a standing committee.
- D. The President of Council is separately elected official and being part of the Executive Branch of City Government shall not enter into debate on any question before council, in accordance with Robert's Rule of Order.
- E. The President of Council shall appoint one councilmember to the Tax Incentive Review Council per ORC 5709.85.

SECTION IV. OFFICERS OF COUNCIL

A. PRESIDENT PRO TEMPORE

A councilmember shall be elected President Pro Tempore within the first ten (10) days of the term of council. The President Pro Tempore shall:

1. Preside at all regular and special meetings where the President of Council is unable to preside. While acting as the Presiding Officer, the President Pro Tempore shall retain the right to debate and vote on matters before the council as the person would otherwise have as a councilmember.
2. The President Pro Tempore shall appoint members to all ad hoc committees as may be created.
 - a. Confirmation for the creation of an ad hoc committee, and membership thereof, is required by a Majority of council.
3. The President Pro Tempore will appoint a representative for contract negotiations for police and fire as needed.

B. CLERK OF COUNCIL

Within 10 days from the commencement of their term, the members of council shall elect a Clerk of Council who shall serve for two years unless sooner removed.

In the absence of the President and the President Pro Tempore, the Clerk shall call the meeting of council to order and call the roll. If a Quorum is present, the council shall appoint one of its members President Pro Tempore, who shall act as the Presiding Officer for the meeting proceed with the Order of Business.

C. PARLIAMENTARIAN

The Director of Law shall act as the Parliamentarian of Council. In absence of the Director of Law, an Assistant Director of Law shall act as the Parliamentarian of Council.

SECTION V. COMMITTEES

A. RULES/ORGANIZATION

A committee comprised of at least three members of council appointed by the President Pro Tempore, shall submit proposed committee assignments and committee chairs to council before the start of each two-year term. Confirmation of these recommendations is required by a Majority of council during the first meeting of its two-year term.

B. STANDING COMMITTEES

The following committees shall be standing committees:

1. Appropriations
 - a. The Appropriations Committee shall have five members.
2. Planning and Zoning
 - a. The Planning & Zoning Committee shall have five members.
3. Strategic Planning Committee
 - a. Council shall have up to four representatives on this committee. They shall be the chairs of the following Standing Committees:
 - i. Appropriations
 - ii. Planning and Zoning
 - iii. Streets, Sidewalks and Parking
 - iv. Water and Sewer
4. Streets, Sidewalks and Parking
 - a. The Streets, Sidewalks and Parking Committee shall have three members.
5. Water and Sewer
 - a. The Water and Sewer Committee shall have five members.

All committee meetings shall be open to the public.

The committees of council shall expeditiously investigate and dispose of all matters coming within the area of their committee responsibility and all matters referred to the committee. A written report of their dispositions shall be submitted. All committee recommendations should be written during the meeting when possible. Voting to accept the committee report is a vote accepting the recommendation as written.

C. COUNCIL REPRESENTATIVES

Council shall have a representative or representatives appointed to each of the following boards/commissions/committees:

1. Airport Advisory Board
2. The Alliance Board
3. Blanchard River Watershed Partnership
4. Downtown Findlay Improvements District
5. Energy Special Improvement District Board of Directors
6. Hancock Regional Planning Commission
 - a. The Chair of the Planning & Zoning Committee should be appointed as council's representative to this commission.
7. Income Tax Board
 - a. The Chair of the Appropriations Committee shall be appointed as council's representative on this board.
8. Parks and Recreation Board
 - a. Council shall have two representatives on this board.
9. Re-investment Area Housing Council & Revolving Loan Fund
10. Shade Tree Commission
11. Street Designation Committee
 - a. The Chair of the Streets & Sidewalks Committee shall be appointed as one member of the Street Designation Committee per Codified Ordinances of the City of Findlay, Ohio 509.01(d).
12. Tax Incentive Review Council
 - a. The President of Council shall appoint the council's representative on this council per ORC 5709.85.
 - b. The Chair of the Appropriations Committee is recommended to be appointed as council's representative on this board.
13. Traffic Commission
14. Utility Termination Board of Appeals

D. COMMITTEES OF THE WHOLE

A Committee of the Whole may be called by a Majority of councilmembers to discuss an issue(s) which is deemed to be of such importance so as to involve the entire council.

All Committee of the Whole meetings shall be open to the public.

E. AD HOC COMMITTEES

Ad Hoc Committees may be created at the request of a Majority of councilmembers.

1. No ad hoc committee shall have a number of members equal to or greater than the Majority of councilmembers.
2. The President Pro Tempore shall appoint members to all ad hoc committees.
 - a. Confirmation for the creation of an ad hoc committee, and membership thereof, is required by a Majority of council.
3. All ad hoc committee meetings shall be open to the public.
4. An ad hoc committee shall expire with the council that created it.

PROPOSED

SECTION VI. ADOPTION

The above Rules of Procedure are hereby adopted and shall be in full force and effect as of the time of their adoption.

Adopted by Council May 21, 2024

PROPOSED

COUNCIL OF THE CITY OF FINDLAY, OHIO

RULES OF PROCEDURE 2024-2025

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COUNCIL OF THE CITY OF FINDLAY, OHIO

RULES OF PROCEDURE 2024-2025

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If a councilmember appears on behalf of the whole Council for the purpose of commenting on an issue, the councilmember must state the official position of the council on such issue.

3. Personal Opinions Must Be Distinguished from Council Positions

Whenever a councilmember is speaking to a person or group of persons and expresses an opinion on an issue, whether the issue is political or non-political, the councilmember must clearly state whether the opinion represents the official position of the City of Findlay and/or its City Council, or whether it is only the councilmember's personal opinion.

E. GOVERNING LAWS

Should any of these Rules of Procedure or portions thereof conflict with the law of the State of Ohio or of the United States of America, such law shall govern the conduct of council.

F. DISCIPLINARY ACTION

Council may punish or expel any member from committee assignment, without chair approval, or from current proceedings for disorderly conduct or for violation of its rules. A vote of Two-thirds Majority of council will expel a member from current proceedings, but only after notice of the charge on which the motion for expulsion is based and an opportunity for the member to be heard.

G. SALARY ORDINANCE

Salary consideration for elected officials must be passed and approved by December 31 of the year prior to commencement of the elected officials' term.

SECTION II. COUNCIL MEETINGS

A. REGULAR MEETINGS

1. Schedule

Regular meetings will be held on the first and third Tuesday of each month beginning at 6 p.m.

2. Holidays & Election Days

Should a Regular meeting fall on a legal holiday or the day of an election, the meeting shall be rescheduled to the next business day that is not a legal holiday or an election day.

3. Cancellation

In case of inclement weather or other emergency, the President of Council, or in absence of the President of Council any two members of council, may cancel a Regular meeting. The meeting shall be rescheduled to the next business day after the inclement weather or emergency has passed.

Notice of the cancellation shall be given immediately to each councilmember by email and to the public.

4. Location

Regular meetings shall be held in the Chambers of the Council of the City of Findlay (hereinafter referred to as "Council Chambers") located in the Municipal Building, 318 Dorney Plaza, Findlay, Ohio.

Regular meetings may be held in any other public place within the confines of the City of Findlay, provided that 24-hour public notice be given prior to meeting.

B. SPECIAL MEETINGS

A Special Meeting may be called at any time by the Mayor or any three members of council.

Special Meetings shall be held in Council Chambers or in any other public place within the confines of the City of Findlay.

Notice shall be given to each councilmember, served personally; left at the member's residence or usual place of business; or by email with receipt verification received by the sender at least 24-hours prior to the time of such meeting.

24-hour public notice shall be given prior to the time of such meeting.

C. EXECUTIVE SESSIONS

Executive sessions may only be called when confidential matters need to be considered in accordance with Ohio Revised Code 121.22.

D. QUORUM

No business shall be conducted at any meeting of council unless a Majority of the councilmembers shall be present.

E. ATTENDANCE

Councilmembers shall inform the President of Council in advance if the councilmember will be unable to attend, or will be late to attend, any council meeting. The President of Council shall then announce, during roll call, that the councilmember will be absent or late and shall be noted in the minutes as such. Absence at a scheduled council meeting due to sudden illness or emergency shall be noted in the minutes as such. Any absence requires a majority vote of council members present to be considered an excused absence.

The Mayor, Director of Law, City Auditor, City Treasurer, Safety Director, Service Director, and City Engineer are requested to attend the regular meetings of council and to answer questions relating to the affairs of the city under their respective supervision and control.

In the event of a public health emergency declared by either the State or County Health Department, all who attend a Findlay City Council meeting or committee meeting are required to adhere to all guidelines prescribed by the State or County Health Departments upon a majority vote of Council.

F. ADJOURNMENT OF MEETING

Councilmembers may adjourn a meeting to another designated time and/or public place.

G. AGENDA OF LEGISLATION

The Director of Law shall prepare a detailed agenda of legislation to be considered by council at each meeting. Such agenda shall be available to each councilmember and available to the public by 5 p.m. on the Friday preceding each Regular meeting.

Such agenda shall be available to each councilmember and the public at least 24-hours prior to a Special meeting.

No legislation, reports, or other communications shall be added to the Agenda unless council, upon majority vote of councilmembers present, determines that it is immediately necessary to insure the continued operation of essential City services.

H. ORDER OF BUSINESS

The order of business at all regular council meetings is:

1. Call to Order
2. Roll Call
 - a. Acceptance of excused absences
3. Pledge to the Flag and moments of meditation

The Presiding Officer shall be authorized to invite members of the Clergy and the community to open the meeting with a prayer, not to exceed two minutes in length.
4. Approval of Minutes
5. Additions to the Agenda
6. Resolutions of Commendation

Retirement or special recognition resolutions may be voted on by Council and presented if the recipient is present.
7. Public Communications (written)
8. Utility/Contractor Communications (written & oral)
9. Reports of Municipal Officers and Departments
10. Committee Reports
11. Agenda of Legislation
 - a. Resolutions
 - b. Ordinances
 - c. Each Resolution and/or Ordinance shall be handled in the following order:
 - i. Reading of the Resolution or Ordinance
 - ii. Public Communications (oral) pertaining to the Resolution or Ordinance
 - iii. Motions (if any)
 - iv. Council Discussion (if appropriate)
 - v. Council Vote (if appropriate)
12. Unfinished Business
13. New Business
14. Public Communications (oral)
15. Adjournment

I. PUBLIC COMMUNICATIONS

1. Written Communications

All letters addressed to and received by Findlay City Council will be on display to the public during regular council office hours. In all cases, letters that do not have a proper name, address, phone number and signature of the sender will not be considered as sent to council. In all cases, emails that do not have a proper name, address, phone number confirmation email to the Clerk of Council or President of Council will not be considered.

Incorrect, incomplete, or unsigned petitions and other communications to council shall be returned by the Clerk of Council to the petitioner or communicator, accompanied by an explanation as to why they are found to be improper and will not be presented to council until in proper order.

No written communications will be read unless voted on approved by Council, even if requested.

2. Oral Communications

All speakers must live within the City of Findlay, represent companies that conduct business within the City of Findlay, or live in a neighboring community that is directly impacted by the operations of the City of Findlay.

Speakers from the gallery shall be required to fill out a form giving the speaker's name, ward and the agenda item they wish to address. Speakers not wishing to address a specific agenda item shall provide the subject of his or her presentation. The form shall be presented to the Presiding Officer prior to the start of the meeting. The form becomes part of the official record of the meeting. Council will not entertain incomplete speaker forms.

Oral comment from the gallery shall be limited to four minutes per person. Time shall not be transferred from one speaker to another and shall be limited to sixty minutes total. The sixty-minute clock shall start when the first speaker begins and shall run continuously, including Council questions for the speaker.

Speakers wishing to address a specific agenda item shall do so when the item is under consideration. Speakers not wishing to address a specific agenda item shall do so during the 'Public Communications (oral)' (agenda item #14) portion of the agenda.

Speaker comments directed to elected officials, administration, or staff members other than councilmembers shall be restricted to items on the agenda.

3. Public communications (written and oral) shall be limited to issues directly related to the City of Findlay as determined by the Presiding Officer.

4. Promoting Political Candidates is Prohibited

No person may address the council for the purpose of assisting a campaign for election of a person to any office.

5. Advertising is Prohibited

No person may address the council for the purpose of advertising any item, service, or product for profit or otherwise.

6. Other Prohibited Remarks

Any person who causes actual disruption by making personal attacks, slanderous remarks or other disruptive conduct while addressing the council shall be barred from further participation in the meeting by the Presiding Officer, unless permission to continue is granted by a majority vote of councilmembers present.

7. Signs and Banners Prohibited

Signs and banners are not permitted in Council Chambers. This prohibition does not apply to charts, diagrams, enlarged photographs or other demonstrative exhibits or visual media utilized by a speaker in presenting testimony to Council.

8. No citizen or interested party will be refused the right to address council, within the limits described above.

9. Any variance or waiver of these rules shall be by a majority vote of councilmembers present.

J. DEBATE

1. Right to Participate

All elected officials, the President of Council excepted, members of the administration and staff members shall be entitled to take part in the discussion of all issues before the council.

2. Right to Question

All elected officials, the President of Council excepted, shall have the right to question any individual, including any elected official, administration or staff member present, or public persons in attendance, on matters as long as the questioning adheres to the rules and procedures hereto and are germane to the issue before the Council for discussion.

3. Request to Speak

A Speaker must request the right to speak by addressing the Presiding Officer. Upon being recognized, the Speaker may proceed. A Speaker may request the right to speak a subsequent time only after all others present, with a right to participate, have been given the opportunity to speak.

4. Limitations of Speakers

Speakers shall confine their remarks to matters currently under discussion.

No Speaker may filibuster. No Speaker shall speak for more than five minutes on any question, except by leave of the Presiding Officer or by a majority vote of councilmembers present.

Under no circumstances shall a Speaker's questioning be conducted in a manner that would constitute a cross-examination of or an attempt to ridicule or degrade the individual being questioned.

No one shall interrupt or argue with any Speaker who has the floor, other than the Presiding Officer in order to preserve order during meetings.

5. Courtesy

In the discussion, comments, or debate of any matter or issue, all Speakers shall be courteous in their language and deportment, and shall not discuss or comment on personalities, or indulge in derogatory remarks or make insinuations about any other elected official, or any member of the staff or the public.

6. Violations

If a Speaker violates these rules on debates, the Presiding Officer shall call such Speaker to order, and the offending Speaker shall be silent except to explain or continue in order. If the Presiding Officer violates these rules on debate or fails to call a Speaker to order, any other councilmember may, under a point of order, call the Presiding Officer or such other offending Speaker to order, and the person being called to order shall be silent except to explain or continue in order.

7. Any councilmember shall have the right to challenge any action or ruling of the Presiding Officer or another councilmember, as the case may be, in which case the decision of the majority of the councilmembers present shall govern.

K. LIMITATIONS ON POLITICAL SPEECH

Except where the Council is properly considering a motion regarding whether the City shall take an official position on a political issue, no Speaker shall use a Council meeting as an occasion to express an opinion in support of or in opposition to a candidate for public office or a ballot measure.

L. MAJORITY REQUIREMENTS FOR COUNCIL ACTION

All actions of council shall be by a Majority vote of those elected or appointed thereto, except emergency legislation, which shall require Three-fourths Majority vote of council to suspend the Statutory Rules and Two-thirds Majority vote of council to enact said emergency legislation. Also, any other affirmative requirement dictated by the laws of Ohio, or by financial procedure, or in order to secure public funding shall be adhered to, even though in conflict with these requirements for council action.

M. VOTING

1. Vote by Rotation

Every vote will be by rotation so that one councilmember will not always vote first.

2. Motion to Suspend Reading

A motion to suspend the Statutory Rules in order to give legislation its second and/or third reading shall require Three-fourths Majority vote in order to prevail.

3. Motion for Reconsideration

Any member who was absent or voted with the prevailing side may move a reconsideration of any action of council, excepting measures which shall be in immediate effect.

Such a Motion for Reconsideration shall be made not later than the next regular meeting after the action to which it relates was taken.

No Motion for Reconsideration shall be made more than once on any measure.

A Motion for Reconsideration shall require a Majority vote of council in order to prevail.

4. Breaking Tie Votes

The President of Council shall break a tie vote of all council members. A tie vote by less than all council members shall not be broken.

5. Abstentions

A councilmember may abstain from discussion and voting on a question because of a stated conflict of interest. Notice of intent to abstain shall be given prior to any discussion or participation on the subject matter or as soon thereafter as the councilmember perceives a need to abstain, after which the affected councilmember shall remove himself or herself from the council's deliberations and considerations of the matter and shall have no further participation in the matter.

Prior to the time that a council member gives notice of intent to abstain, the affected councilmember may confer with the Director of Law to determine if abstention is truly required. If the intended abstention can be anticipated in advance, the conference with the Director of Law should occur prior to the meeting at which the subject matter is scheduled to come before the council. If that cannot be done, the affected councilmember should advise the Presiding Officer that he or she has an "abstention question" that he or she wants to review with the Director of Law. A brief recess should then be taken for that purpose.

N. WRITTEN CORRESPONDENCE

For all written correspondence, the Clerk of Council will read the author(s) name and title, date of the correspondence, and a summary of its content aloud during the appropriate portion of the council meeting. A specific correspondence shall be read aloud in its entirety upon request of a councilmember, member of the administration, Director of Law, City Auditor or City Treasurer and upon approval of a majority of councilmembers present.

O. MINUTES

The Clerk of Council shall deliver by email, or otherwise make available minutes of each Regular and Special meeting to or for each elected official prior to the next Regular meeting.

P. RULES OF ORDER

Council hereby adopts Robert's Rules of Order, the latest edition, to govern the conduct of business at all meetings of council insofar as said rules are not in conflict with these Rules of Procedure and Ohio statutes.

PROPOSED

SECTION III. PRESIDENT OF COUNCIL

- A. The President of Council shall preside at all regular and special meetings of council but shall have no vote therein except in the case of a tie.
- B. The President of Council shall be the Acting Mayor when the Mayor is absent or unable to perform his or her duties but shall not serve as President while acting as Mayor. While acting as Mayor, the President of Council shall retain the right to vote on matters before the council as the person would otherwise have as President of Council.
- C. The President of Council shall refer matters requiring study by committee to the proper committee(s). Council, by a majority vote of members present, can refer matters to a standing committee.
- D. The President of Council is separately elected official and being part of the Executive Branch of City Government shall not enter into debate on any question before council, in accordance with Robert's Rule of Order.
- E. The President of Council shall appoint one councilmember to the Tax Incentive Review Council per ORC 5709.85.

SECTION IV. OFFICERS OF COUNCIL

A. PRESIDENT PRO TEMPORE

A councilmember shall be elected President Pro Tempore within the first ten (10) days of the term of council. The President Pro Tempore shall:

1. Preside at all regular and special meetings where the President of Council is unable to preside. While acting as the Presiding Officer, the President Pro Tempore shall retain the right to debate and vote on matters before the council as the person would otherwise have as a councilmember.
2. The President Pro Tempore shall appoint members to all ad hoc committees as may be created.
 - a. Confirmation for the creation of an ad hoc committee, and membership thereof, is required by a Majority of council.
3. The President Pro Tempore will appoint a representative for contract negotiations for police and fire as needed.

B. CLERK OF COUNCIL

Within 10 days from the commencement of their term, the members of council shall elect a Clerk of Council who shall serve for two years unless sooner removed.

In the absence of the President and the President Pro Tempore, the Clerk shall call the meeting of council to order and call the roll. If a Quorum is present, the council shall appoint one of its members President Pro Tempore, who shall act as the Presiding Officer for the meeting proceed with the Order of Business.

C. PARLIAMENTARIAN

The Director of Law shall act as the Parliamentarian of Council. In absence of the Director of Law, an Assistant Director of Law shall act as the Parliamentarian of Council.

SECTION V. COMMITTEES

A. RULES/ORGANIZATION

A committee comprised of at least three members of council appointed by the President Pro Tempore, shall submit proposed committee assignments and committee chairs to council before the start of each two-year term. Confirmation of these recommendations is required by a Majority of council during the first meeting of its two-year term.

B. STANDING COMMITTEES

The following committees shall be standing committees:

1. Appropriations
 - a. The Appropriations Committee shall have five members.
2. Planning and Zoning
 - a. The Planning & Zoning Committee shall have five members.
3. Strategic Planning Committee
 - a. Council shall have up to four representatives on this committee. They shall be the chairs of the following Standing Committees:
 - i. Appropriations
 - ii. Planning and Zoning
 - iii. Streets, Sidewalks and Parking
 - iv. Water and Sewer
4. Streets, Sidewalks and Parking
 - a. The Streets, Sidewalks and Parking Committee shall have three members.
5. Water and Sewer
 - a. The Water and Sewer Committee shall have five members.

All committee meetings shall be open to the public.

The committees of council shall expeditiously investigate and dispose of all matters coming within the area of their committee responsibility and all matters referred to the committee. A written report of their dispositions shall be submitted. All committee recommendations should be written during the meeting when possible. Voting to accept the committee report is a vote accepting the recommendation as written.

C. COUNCIL REPRESENTATIVES

Council shall have a representative or representatives appointed to each of the following boards/commissions/committees:

1. Airport Advisory Board
2. The Alliance Board
3. Blanchard River Watershed Partnership
4. Downtown Findlay Improvements District
5. Energy Special Improvement District Board of Directors
6. Hancock Regional Planning Commission
 - a. The Chair of the Planning & Zoning Committee should be appointed as council's representative to this commission.
7. Income Tax Board
 - a. The Chair of the Appropriations Committee shall be appointed as council's representative on this board.
8. Parks and Recreation Board
 - a. Council shall have two representatives on this board.
9. Re-investment Area Housing Council & Revolving Loan Fund
10. Shade Tree Commission
11. Street Designation Committee
 - a. The Chair of the Streets & Sidewalks Committee shall be appointed as one member of the Street Designation Committee per Codified Ordinances of the City of Findlay, Ohio 509.01(d).
12. Tax Incentive Review Council
 - a. The President of Council shall appoint the council's representative on this council per ORC 5709.85.
 - b. The Chair of the Appropriations Committee is recommended to be appointed as council's representative on this board.
13. Traffic Commission
14. Utility Termination Board of Appeals

D. COMMITTEES OF THE WHOLE

A Committee of the Whole may be called by a Majority of councilmembers to discuss an issue(s) which is deemed to be of such importance so as to involve the entire council.

All Committee of the Whole meetings shall be open to the public.

E. AD HOC COMMITTEES

Ad Hoc Committees may be created at the request of a Majority of councilmembers.

1. No ad hoc committee shall have a number of members equal to or greater than the Majority of councilmembers.
2. The President Pro Tempore shall appoint members to all ad hoc committees.
 - a. Confirmation for the creation of an ad hoc committee, and membership thereof, is required by a Majority of council.
3. All ad hoc committee meetings shall be open to the public.
4. An ad hoc committee shall expire with the council that created it.

SECTION VI. ADOPTION

The above Rules of Procedure are hereby adopted and shall be in full force and effect as of the time of their adoption.

Adopted by Council May 21, 2024

PROPOSED

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
- Jeremy Kalb - City Engr.*

Meeting Start Time: 5:02

Guests: Josh Eberle - Fire Chief

Meeting End Time: 5:23

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

Fire Station HVAC via Ordinance No. 2024-086

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 installation of the HVAC system at Fire Station No. 4 via Ordinance No. 2024-086.

We recommend

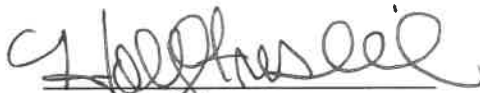
Approval of The request in ord. #2024-086.
#

Aye Nay



Jeff Wobser, Chairman

Aye Nay



Holly Frische

Aye Nay



Randy Green

Aye Nay



Josh Palmer

Aye Nay



Beth Warnecke

APPROPRIATIONS COMMITTEE

DATE: July 31, 2024

LEGISLATION _____

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on July 31, 2024 to discuss a Water Plant maintenance emergency.

We recommend

- approval of appropriation of \$200K toward emergency repair project
- ~~water~~ formal bidding process WAIVER

Aye Nay

Grant Russel
Grant Russel, Chairman

Aye Nay

Brian Bauman SECOND
Brian Bauman

Aye Nay

ABSENT
Dan DeArment

Aye Nay

Randy Greeno MOTION
Randy Greeno

Aye Nay

Josh Palmer
Josh Palmer

LEGISLATION: _____

DATED: July 31, 2024

COMMITTEE:
WATER & SEWER

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
August 6, 2024**

ORDINANCE NO. 2024-080 (*Tappan St vacation*) **requires three (3) readings** **third reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE TAPPAN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2024-081 (*marijuana 12-month moratorium*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE CONSIDERED, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-082 (*Traffic utility truck and equipment*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A NEW UTILITY PICKUP TRUCK FOR THE CITY OF FINDLAY TRAFFIC SIGNALS DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-084 (*CUBE bldg generator*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE CITY OF FINDLAY CUBE BUILDING GENERATOR PROJECT NO. 31923000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-086 (*FFD mechanic bay a/c unit*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE INSTALLATION OF A NEW AIR HANDLER IN THE MECHANIC BAY AIR CONDITIONING UNIT AT THE CITY OF FINDLAY FIRE STATION NO. 4, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-087 (*fourth Capital Improvement appropriation of 2024*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO 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. 2024-088 (*AIP-33 North Apron Rehab Construction*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-089 (*5th St alley sanitary sewer replacement*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO CONTRACTS WITH HOHENBRINK EXCAVATING, LLC. FOR SANITARY SEWER REPLACEMENT IN THE ALLEY OF A SECTION OF 5TH STREET IN THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-080

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

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

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

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

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

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

Vacating Tappan Street from the north right-of-way line of Lagrange Street to the north dead end (being the southerly right-of-way line of Interstate Route 75) along the west line of Lots 9094, 9067 and 9044, and also along the east line of Lot 9068 all within the Thorp and Andrews Subdivision.

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. 2024-081

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE CONSIDERED, AND DECLARING AN EMERGENCY.

WHEREAS, the City Administration is desirous of implementing a twelve (12) month moratorium on the establishment of any cultivation, processing, or dispensing of a recreational marijuana facility before potentially amending the Zoning Code Ordinance and enacting it as part of the Codified Ordinances of the City of Findlay, Ohio, and;

WHEREAS, the Council of the City of Findlay, Ohio deems it prudent and necessary to authorize a said twelve (12) month moratorium as earlier defined, and;

WHEREAS, the State of Ohio Legislature is still determining the rules and regulations of recreational marijuana dispensing.

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

SECTION 1: that a twelve (12) month moratorium on the establishment of any cultivation, processing, or dispensing of a recreational marijuana facility be defined as follows:

DEFINITIONS.

- "Recreational marijuana" means marijuana that is cultivated, processed, dispensed, tested, or used for a recreational purpose.
- "Facility" means any business, store, dispensary, laboratory, medical office.

SECTION 2: That the aforementioned definitions of a moratorium be and the same are hereby established for twelve (12) months while the City of Findlay determines the best course of action.

SECTION 3: This Ordinance be and the same is hereby approved and adopted by this Council and shall be effective immediately upon its passage.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-082

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE PURCHASE OF A NEW UTILITY PICKUP TRUCK FOR THE CITY OF FINDLAY TRAFFIC SIGNALS 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 Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to enter into contracts for the purchase of a new utility pickup truck to be utilized by the City of Findlay Traffic Signals Department.

SECTION 2: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 70,000.00
TO:	Traffic and Signal #22043200-other	\$ 70,000.00

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into contracts for the purchase of a new utility pickup truck to be utilized by the City of Findlay Traffic Signals Department, as well as appropriate and transfer funds so that said vehicle may be purchased.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-084

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE CITY OF FINDLAY CUBE BUILDING GENERATOR PROJECT NO. 31923000, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to enter into contracts for the CUBE Building Generator Project No. 31923000.

SECTION 2: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 5,250.00
TO:	CUBE Building Generator, <i>Project No. 31923000</i>	\$ 5,250.00
FROM:	Sidewalk Improvement Program, <i>Project No. 31932700</i>	\$ 35,000.00
TO:	CUBE Building Generator, <i>Project No. 31923000</i>	\$ 35,000.00

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into contracts for the CUBE Building Generator Project No. 31923000, as well as appropriate and transfer funds so that labor costs associated with the installation of the new generator and automatic transfer switch 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. 2024-086

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO CONTRACTS FOR THE INSTALLATION OF A NEW AIR HANDLER IN THE MECHANIC BAY AIR CONDITIONING UNIT AT THE CITY OF FINDLAY FIRE STATION NO. 4, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to enter into contracts for a new air handler to be installed in the mechanic bay at the Findlay Fire Station No. 4.

SECTION 2: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 16,542.00
TO:	Fire Department #21014000-other FFD Mechanic Bay Air Condition Replacement	\$ 16,542.00

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into contracts, as well as appropriate and transfer funds, so that a new air handler in the mechanic bay at the City of Findlay Fire Station No. 4 may be purchased and installed.

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. 2024-087

AN ORDINANCE AUTHORIZING THE MAYOR, 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 Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are 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 2: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 149,000.00
TO:	Computer Services Office Rehab #31943800	\$ 65,000.00
TO:	Police Property and Records Rooms Remodel #31943900	\$ 24,000.00
TO:	Airport C-Row Pavement Rehab #35243700	\$ 60,000.00
FROM:	Water Fund	\$ 40,000.00
TO:	Roof Replacement #35740800	\$ 40,000.00
FROM:	Sewer Fund	\$ 25,000.00
TO:	Saratoga and Windsor Manhole Replacement #35643100	\$ 25,000.00

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to 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. 2024-088

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	\$ 140,000.00
TO:	AIP-33 North Apron Rehab Construction, <i>Project No. 35224000</i>	\$ 140,000.00

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 funds so that the contractor may be paid for services provided for the aforementioned 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. 2024-089

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO CONTRACTS WITH HOHENBRINK EXCAVATING, LLC. FOR SANITARY SEWER REPLACEMENT IN THE ALLEY OF A SECTION OF 5TH STREET IN THE CITY OF FINDLAY, APPROPRIATING 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 as follows:

FROM:	Sewer Fund	\$ 115,000.00
TO:	5 TH Street Alley Sanitary Sewer Replacement <i>Project No. 35644000</i>	\$ 115,000.00

SECTION 2: That the Mayor, Service-Safety Director and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to waive formal advertising and bidding and enter into contracts with Hoehenbrink Excavating, LLC for a replacement sanitary sewer line in the alley of a section of 5th Street in the City of Findlay, Ohio, as well as appropriate funds for said replacement.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said contracts, as well as appropriate funds, so that said replacement sanitary sewer line may be installed.

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 _____

AUGUST 6, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, AUGUST 6, 2024 MEETING.

RESOLUTIONS

- 022-2024 A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).
- 023-2024 A RESOLUTION DECLARING IT NECESSARY TO PROVIDE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.

ORDINANCES

- 2024-090 AN ORDINANCE DETERMINING TO PROCEED WITH THE PROVISION OF THE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.
- 2024-091 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-092 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-093 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2024-094 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE HAN-MELROSE AVENUE AND BROAD AVENUE RESURFACING (PID117615) PROJECT NO. 32844200, AND DECLARING AN EMERGENCY.
- 2024-095 AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE COVINGTON GREENS SUBDIVISION 1ST ADDITION REPLAT #2 WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.
- 2024-096 AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE DALE PARK SUBDIVISION FINAL PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.
- 2024-097 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-098 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING AND ENTER INTO CONTRACTS WITH MOSSER CONSTRUCTION, INC. FOR REPAIRS TO ONE OF THE HIGH SERVICE PUMPS AT THE CITY OF FINDLAY WATER TREATMENT PLANT, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2024-099 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH THE HANCOCK REGIONAL PLANNING COMMISSION (HEREINAFTER REFERRED TO AS HRPC) AND THE OHIO DEPARTMENT OF DEVELOPMENT (HEREINAFTER REFERRED TO AS ODOD) TO PROVIDE SERVICES RELATED TO THE ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (RLF) PROGRAM YEARS 2024 AND 2026 RETROACTIVE TO JANUARY 1, 2024, AND DECLARING AN EMERGENCY.
- 2024-100 AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO, TO CONTRACT WITH MEDBEN AS THE THIRD PARTY ADMINISTRATOR (TPA) AND OTHER HEALTHCARE PLAN RELATED SERVICES FOR THE CITY OF FINDLAY'S HEALTHCARE PLAN, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 022-2024

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

WHEREAS, Ohio Revised Code 5705.41(D) provides that if expenditures are incurred by a municipality without a purchase order, within thirty (30) days, the municipality must approve said expenditures.

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

SECTION 1: That the expenditures set forth on the attached list identified as "Exhibit A" which are identified by the appropriate voucher on previously appropriated funds be and the same are hereby approved, all in accordance with Ohio Revised Code 5705.41(D)

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

VENDOR	VOUCHER	ACCOUNT	DEPARTMENT NAME	AMOUNT	REASON FOR EXPENSE	WHY
SPENGLER NATHANSON P L L	271969	21005000-441400	LAW DIRECTOR	\$8,360.00	GEORGE MARTENS LITIGATION	NO PURCHASE ORDER PREPARED
HARTFORD INSURANCE COMPANY	272404	21022000-446100, 21046000-446100, 22040000-446100, 25053000-441400 and 25072000-441400	VARIOUS	\$13,961.00	FLOOD INSURANCE	NO PURCHASE ORDER PREPARED

RESOLUTION NO. 023-2024

A RESOLUTION DECLARING IT NECESSARY TO PROVIDE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, On March 20, 2024, Council adopted Resolution No. 012-2024 approving the renewal petition, services plan and budget of the Downtown Findlay Improvement District (hereinafter referred to as "DISTRICT"), all in accordance with a renewal petition signed by the owners of at least seventy-five percent (75%) of the area of lots and lands located within the DISTRICT that abuts upon any street, alley, public road, place, boulevard, park entrance, easement or other existing public improvement (excluding property owned by the United States of America and the State of Ohio and property owned by a church, Hancock County or the City, unless that church, the County or the City, as applicable has requested the inclusion of that property) that was submitted to and accepted by this Council on that date (hereinafter referred to as "THE PETITION"); and,

WHEREAS, this council adopted Resolution 012-2024 approving the renewal petition, services plan and budget, as amended, to conform to the actual DISTRICT: and

WHEREAS, THE PETITION, as amended, requests that this Council levy special assessments against the benefited properties in the DISTRICT to pay costs of the enhanced public services described in the initial plan.

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

SECTION 1: That this Council hereby confirms its approval of the RENEWAL PETITION, the services plan and budget for services filed with THE RENEWAL PETITION on March 20, 2024 (hereinafter referred to as "THE COMPREHENSIVE PLAN"), each of which is now on file in the office of the Clerk of Council, and creation of the DISTRICT pursuant to THE PETITION and Chapter 1710 of the Revised Code.

SECTION 2: It is hereby declared necessary to provide in the DISTRICT the enhanced public services described in THE COMPREHENSIVE PLAN.

SECTION 3: The plan, specifications and estimate of cost for the enhanced public services set forth in THE COMPREHENSIVE PLAN now on file in the office of the Clerk of Council are approved. The enhanced public services shall be made in accordance with those plans and specifications for those enhanced public services.

SECTION 4: This Council finds and determines that (i) those enhanced public services are conducive to the public health, convenience and welfare of the DISTRICT and the inhabitants thereof, (ii) the lots and lands to be assessed as described in Section 5 hereof are specially benefited by the enhanced public services and (iii) the enhanced public services have been petitioned for by the owners of seventy-five percent (75%) or more of the area of lots and lands in the area to be assessed for the enhanced public services.

SECTION 5: In accordance with THE RENEWAL PETITION and Section 1710.06(C) of the Revised Code, the whole cost of the enhanced public services shall be assessed upon all lots and lands in the DISTRICT except property owned by the United States of America and the State of Ohio and property owned by a church, Hancock County or the City, unless that church, the County or the City, as applicable has requested the inclusion of that property, by the methods set forth in Section 727.01 of the Revised Code as follows: one hundred percent (100%) of the costs shall be assessed in proportion to the benefits that may result in the improvement (i.e. total square footage of each lot and land).

SECTION 6: The cost of the enhanced public services shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of damages resulting from the enhanced public services and the interest thereon any costs incurred in connection with the preparation, levy and collection of the special assessments, expenses of legal services, the cost of labor and material, and interest on any securities issued in anticipation of the levy and collection of the special assessments, together with all other necessary expenditures, including those provided for in Section 1710.07 of the Revised Code.

SECTION 7: The estimated special assessments of the cost of the enhanced public services described in this resolution heretofore filed in the office of the Clerk of Council and as amended and approved by the City Auditor are hereby approved. The Clerk of Council shall cause notice of the adoption of this resolution and the filing of the estimated special assessments to be served in the manner provided by law on the owners of all lots and lands to be assessed.

SECTION 8: The special assessments to be levied shall be paid according to the following payment schedule: over a period of five (5) years in ten (10) semi-annual installments, with interest on the unpaid principal amount of each special assessment at the same rate or rates of interest as shall be borne by any securities issued in anticipation of the collection of the total of the unpaid special assessments; provided that the owner of any property assessed may pay the special assessment in cash within thirty (30) days after passage of the assessing ordinance.

SECTION 9: Neither the Downtown Findlay Improvement District, Inc. nor the City presently intend to issue securities or obtain a loan in anticipation of the levy of the special assessments or to issue securities or obtain a loan in anticipation of the collection of the special assessments in installments and in an amount equal to the total of the unpaid special assessments.

SECTION 10: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this resolution were taken, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were held, in meetings open to the public, in compliance with the law.

SECTION 11: That this Resolution is hereby declared to be an emergency measure and shall be in force and effect from and after its adoption. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property and for the further reason that this Resolution must be immediately effective in order to cause enhanced public services to be provided in the DISTRICT, which services are urgently needed to maintain and improve the DISTRICT as a business, cultural, residential and recreational community.

SECTION 12: This Resolution shall be in full force and effect from and immediately after its adoption by the required number of votes, otherwise, at the earliest time permitted by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-090

AN ORDINANCE DETERMINING TO PROCEED WITH THE PROVISION OF THE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, on March 20, 2024, Council adopted Resolution 012-2024 the renewal petition, services plan and budget of the Downtown Findlay Special Improvement District (THE DISTRICT), all in accordance with the petition signed by the owners of at least seventy-five percent (75%) of the area of lots and lands affected by the proposed District, and which properly assesses said properties on the basis of square footage of each respective property within THE DISTRICT; and,

WHEREAS, the renewal petition requests that this Council levy special assessments against the benefited properties in THE DISTRICT to pay costs of the enhanced public services described in renewed and amended plan, and;

WHEREAS, this Council is requested to adopt Resolution 020-2024 declaring the necessity of providing the enhanced public services described above. Said Resolution will be before City Council during its Regular Session City Council meeting on August 6, 2024, and;

WHEREAS, this Council has provided proper notice of said amended assessments to all properties within THE DISTRICT, dated July 23, 2024, and no objections to said assessments have been received.

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: It is determined to proceed with the provisions of the enhanced public services described in the Renewal Petition, Services Plan and Budget, and as previously approved by Resolution Nos. 009-2013, 024-2013 (amended 009-2013), 012-2019, 020-2019, and currently approved by Resolution No. 012-2024 (THE COMPREHENSIVE PLAN), each of which are now on file in the office of the Clerk of Council.

SECTION 2: The enhanced public services shall be provided in accordance with the provisions of the aforementioned Resolutions in SECTION 1 of this Ordinance and THE COMPREHENSIVE PLAN.

SECTION 3: All claims for damages resulting from the provision of the enhanced public services that have been legally filed shall be inquired into after completion of the provision of the services and the Director of Law is authorized and directed to institute legal proceedings in a court of competent jurisdiction to inquire into those claims.

SECTION 4: The total cost of the enhanced public services to be assessed in accordance with the aforementioned Resolutions in SECTION 1 of this Ordinance shall be assessed on an annual basis for a period of five (5) years in the manner and pursuant to the payment schedule set forth, and on the lots and lands described, in those Resolutions.

SECTION 5: The estimated special assessments previously prepared and filed in the office of the Clerk of Council are adopted.

SECTION 6: The Clerk of Council shall deliver a certified copy of this Ordinance to the County Auditor within fifteen (15) days after its passage with a copy of the appropriate assessments for each property, as determined by the City Auditor, to be attached thereto as "Exhibit A".

SECTION 7: That the assessments contained in "Exhibit A" represent the annual assessment on each property or parcel and that said assessments shall be assessed against each property or parcel each successive year for a period of not less than five (5) years, unless otherwise paid in full, and renewable as provided by law.

SECTION 8: This Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this Ordinance were taken, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

SECTION 9: This Ordinance is declared to be necessary for the immediate preservation of the public peace, health, safety and property of the City and for the further reason for the passage of this Ordinance necessary to cause enhanced public services to be provided in THE DISTRICT which services are urgently needed to maintain and improve THE DISTRICT as a business, cultural, residential and recreational community;

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: _____

		\$ per Sq Ft: 0.02676		Years: 5		\$59,988.83	
		Annual					
Parcel Number	Amount	Acreage	Front	Depth	Square Ft	Amount	
210001028229	\$ 2,321.06		417.00	208.00	86,736.00	\$2,321.06	\$11,605.28
210001030066	\$ 651.23		117.00	208.00	24,336.00	\$651.23	\$3,256.16
210001030067	\$ 556.61		100.00	208.00	20,800.00	\$556.61	\$2,783.04
210001032009	\$ 1,559.66	1.338	irr	irr	58,283.28	\$1,559.66	\$7,798.30
210001030435	\$ 379.89	0.3259	irr	irr	14,196.20	\$379.89	\$1,899.45
210001032509	\$ 79.24		21.00	141.00	2,961.00	\$79.24	\$396.18
210001032510	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
560000170780	\$ 247.00	0.2119	irr	irr	9,230.36	\$247.00	\$1,235.02
560000170790	\$ 238.84	0.2049	irr	irr	8,925.44	\$238.84	\$1,194.22
560000170800	\$ 227.42	0.1951	irr	irr	8,498.56	\$227.42	\$1,137.11
560000170830	\$ 479.54	0.1469	irr	irr	17,920.00	\$479.54	\$2,397.70
560000178040	\$ 1,252.48		224.75	208.25	46,804.19	\$1,252.48	\$6,262.40
560000178070	\$ 52.18		39.00	50.00	1,950.00	\$52.18	\$260.91
560000178080	\$ 26.76		20.00	50.00	1,000.00	\$26.76	\$133.80
560000178090	\$ 26.76		20.00	50.00	1,000.00	\$26.76	\$133.80
560000178100	\$ 128.45		48.00	100.00	4,800.00	\$128.45	\$642.24
560000178110	\$ 28.10		21.00	50.00	1,050.00	\$28.10	\$140.49
560000178140	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
560000178160	\$ 1,086.46		200.00	203.00	40,600.00	\$1,086.46	\$5,432.28
560000178170	\$ 535.20		100.00	200.00	20,000.00	\$535.20	\$2,676.00
560000178180	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
560000178190	\$ 310.42		58.00	200.00	11,600.00	\$310.42	\$1,552.08
560000178200	\$ 310.42		58.00	200.00	11,600.00	\$310.42	\$1,552.08
560000178210	\$ 802.80		150.00	200.00	30,000.00	\$802.80	\$4,014.00
560000178240	\$ 535.20		100.00	200.00	20,000.00	\$535.20	\$2,676.00
560000178250	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
560000178260	\$ 100.35		50.00	75.00	3,750.00	\$100.35	\$501.75
560000178270	\$ 167.25		50.00	125.00	6,250.00	\$167.25	\$836.25
560000178720	\$ 598.43		107.00	209.00	22,363.00	\$598.43	\$2,992.17
560000178730	\$ 1,196.87		214.00	209.00	44,726.00	\$1,196.87	\$5,984.34
560000178740	\$ 1,189.79		213.50	208.25	44,461.38	\$1,189.79	\$5,948.93
560001000957	\$ 279.64		50.00	209.00	10,450.00	\$279.64	\$1,398.21
560001000959	\$ 279.64		50.00	209.00	10,450.00	\$279.64	\$1,398.21
560001006670	\$ 99.66	0.0855	irr	irr	3,724.38	\$99.66	\$498.32
560001006672	\$ 151.19		113.00	50.00	5,650.00	\$151.19	\$755.97
560001006828	\$ 160.56	Condo	150.00	200.00	30,000.00	\$160.56	\$802.80
560001006829	\$ 160.56				0.00	\$160.56	\$802.80
560001006830	\$ 160.56				0.00	\$160.56	\$802.80
560001006831	\$ 160.56				0.00	\$160.56	\$802.80
560001006832	\$ 160.56				0.00	\$160.56	\$802.80
560001012578	\$ 5,744.19		516.00	416.00	214,656.00	\$5,744.19	\$28,720.97
560001012579	\$ 590.00		53.00	416.00	22,048.00	\$590.00	\$2,950.02
560001018675	\$ 48.70		20.00	91.00	1,820.00	\$48.70	\$243.52
560001018676	\$ 57.82	0.0496	irr	irr	2,160.58	\$57.82	\$289.09
560001022544	\$ 123.68	0.1061	irr	irr	4,621.72	\$123.68	\$618.39
210001031716	\$ 22.30	Condo	50.00	200.00	10,000.00	\$22.30	\$111.50
210001031719	\$ 22.30				0.00	\$22.30	\$111.50
210001031718	\$ 22.30				0.00	\$22.30	\$111.50
560001025163	\$ 66.90				0.00	\$66.90	\$334.50
560001025164	\$ 66.90				0.00	\$66.90	\$334.50
560001025165	\$ 66.90				0.00	\$66.90	\$334.50
210001033360	\$ 11.48	Condo	31.00	166.00	5,146.00	\$11.48	\$57.38
210001033361	\$ 11.48				0.00	\$11.48	\$57.38
210001033362	\$ 11.48				0.00	\$11.48	\$57.38
210001033363	\$ 34.43				0.00	\$34.43	\$172.13
210001033364	\$ 34.43				0.00	\$34.43	\$172.13
210001033365	\$ 34.43				0.00	\$34.43	\$172.13
560001025196	\$ 331.86	0.2847	irr	irr	12,401.53	\$331.86	\$1,659.32
560001025198	\$ 1,306.59	1.1209	irr	irr	48,826.40	\$1,306.59	\$6,532.97
570000210200	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210210	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210220	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210230	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210250	\$ 80.28		20.00	150.00	3,000.00	\$80.28	\$401.40
570000210260	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210270	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210280	\$ 100.35		25.00	150.00	3,750.00	\$100.35	\$501.75
570000210290	\$ 301.05		75.00	150.00	11,250.00	\$301.05	\$1,505.25
570000210300	\$ 75.30		21.00	134.00	2,814.00	\$75.30	\$376.51
570000210330	\$ 96.34		18.00	200.00	3,600.00	\$96.34	\$481.68
570000210340	\$ 107.17		45.00	89.00	4,005.00	\$107.17	\$535.87
570000210360	\$ 214.25	0.1838	irr	irr	8,006.33	\$214.25	\$1,071.25
570000210380	\$ 61.82		66.00	35.00	2,310.00	\$61.82	\$309.08
570000210390	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000210400	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210410	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210420	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210430	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210440	\$ 123.10		23.00	200.00	4,600.00	\$123.10	\$615.48
570000210450	\$ 144.50		27.00	200.00	5,400.00	\$144.50	\$722.52
570000210770	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000210780	\$ 321.12		60.00	200.00	12,000.00	\$321.12	\$1,605.60
570000210790	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000210800	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000210810	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210820	\$ 321.12		60.00	200.00	12,000.00	\$321.12	\$1,605.60
570000210830	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20

\$ per Sq Ft: 0.02676 Years: 5 \$59,988.83

Parcel Number	Annual		Front	Depth	Square Ft	Amount	Amount
	Amount	Acreage					
570000210840	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000210850	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210860	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000210890	\$ 50.84		38.00	50.00	1,900.00	\$50.84	\$254.22
570000210900	\$ 49.51		37.00	50.00	1,850.00	\$49.51	\$247.53
570000210940	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000210950	\$ 321.12		60.00	200.00	12,000.00	\$321.12	\$1,605.60
570000210960	\$ 214.08		40.00	200.00	8,000.00	\$214.08	\$1,070.40
570000210970	\$ 101.69		19.00	200.00	3,800.00	\$101.69	\$508.44
570000210980	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000210990	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000211000	\$ 224.78		42.00	200.00	8,400.00	\$224.78	\$1,123.92
570000211010	\$ 64.22		60.00	40.00	2,400.00	\$64.22	\$321.12
570000211020	\$ 256.80	0.2203	Irr	Irr	9,596.27	\$256.80	\$1,283.98
570000211030	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000211040	\$ 107.04		20.00	200.00	4,000.00	\$107.04	\$535.20
570000211060	\$ 30.77		23.00	50.00	1,150.00	\$30.77	\$153.87
570000211070	\$ 49.51		37.00	50.00	1,850.00	\$49.51	\$247.53
570000211100	\$ 133.80		50.00	100.00	5,000.00	\$133.80	\$669.00
570000211110	\$ 200.70		75.00	100.00	7,500.00	\$200.70	\$1,003.50
570000211120	\$ 66.90		25.00	100.00	2,500.00	\$66.90	\$334.50
570000211130	\$ 133.80		50.00	100.00	5,000.00	\$133.80	\$669.00
570000211140	\$ 100.35		50.00	75.00	3,750.00	\$100.35	\$501.75
570000211150	\$ 167.25		50.00	125.00	6,250.00	\$167.25	\$836.25
570000211160	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000211170	\$ 401.40		75.00	200.00	15,000.00	\$401.40	\$2,007.00
570000211180	\$ 669.00		125.00	200.00	25,000.00	\$669.00	\$3,345.00
570000211200	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000211240	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000211250	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
570000211440	\$ 187.32		50.00	140.00	7,000.00	\$187.32	\$936.60
570000211450	\$ 40.14		25.00	60.00	1,500.00	\$40.14	\$200.70
570000211480	\$ 74.93		20.00	140.00	2,800.00	\$74.93	\$374.64
570000211570	\$ 185.45		70.00	99.00	6,930.00	\$185.45	\$927.23
570000211580	\$ 267.60		100.00	100.00	10,000.00	\$267.60	\$1,338.00
570000211600	\$ 139.15		25.00	208.00	5,200.00	\$139.15	\$695.76
570000921340	\$ 133.80		25.00	200.00	5,000.00	\$133.80	\$669.00
570000921370	\$ 535.20		100.00	200.00	20,000.00	\$535.20	\$2,676.00
570001000667	\$ 1,619.73		291.00	208.00	60,528.00	\$1,619.73	\$8,098.65
570001001312	\$ 167.25		50.00	125.00	6,250.00	\$167.25	\$836.25
570001004934	\$ 535.20		100.00	200.00	20,000.00	\$535.20	\$2,676.00
570001005814	\$ 1,289.83		241.00	200.00	48,200.00	\$1,289.83	\$6,449.16
570001008081	\$ 160.56		60.00	100.00	6,000.00	\$160.56	\$802.80
570001008082	\$ 695.76		130.00	200.00	26,000.00	\$695.76	\$3,478.80
570001008083	\$ 107.04		40.00	100.00	4,000.00	\$107.04	\$535.20
570001008084	\$ 243.25		90.00	101.00	9,090.00	\$243.25	\$1,216.24
570001008085	\$ 72.25		45.00	60.00	2,700.00	\$72.25	\$361.26
570001008525	\$ 235.49		44.00	200.00	8,800.00	\$235.49	\$1,177.44
570001008526	\$ 294.21	0.2524	Irr	Irr	10,994.54	\$294.21	\$1,471.07
570001008880	\$ 4,630.98		416.00	416.00	173,056.00	\$4,630.98	\$23,154.89
570001014501	\$ 157.22		25.00	235.00	5,875.00	\$157.22	\$786.08
570001022009	\$ 81.08		30.00	101.00	3,030.00	\$81.08	\$405.41
570001022010	\$ 39.34		30.00	49.00	1,470.00	\$39.34	\$196.69
600000315220	\$ 511.12	0	100.00	191.00	19,100.00	\$511.12	\$2,555.58
600000315250	\$ 1,985.13	1.703	Irr	Irr	74,182.68	\$1,985.13	\$9,925.64
600000318240	\$ 401.40		75.00	200.00	15,000.00	\$401.40	\$2,007.00
600000318250	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318280	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318290	\$ 535.20		100.00	200.00	20,000.00	\$535.20	\$2,676.00
600000318300	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318330	\$ 321.12		60.00	200.00	12,000.00	\$321.12	\$1,605.60
600000318340	\$ 240.84		45.00	200.00	9,000.00	\$240.84	\$1,204.20
600000318350	\$ 240.84		45.00	200.00	9,000.00	\$240.84	\$1,204.20
600000318360	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318370	\$ 165.91		31.00	200.00	6,200.00	\$165.91	\$829.56
600000318380	\$ 101.69		19.00	200.00	3,800.00	\$101.69	\$508.44
600000318390	\$ 248.87		62.00	150.00	9,300.00	\$248.87	\$1,244.34
600000318400	\$ 82.96		62.00	50.00	3,100.00	\$82.96	\$414.78
600000318410	\$ 116.94		38.00	115.00	4,370.00	\$116.94	\$584.71
600000318430	\$ 119.08		50.00	89.00	4,450.00	\$119.08	\$595.41
600000318440	\$ 149.86		50.00	112.00	5,600.00	\$149.86	\$749.28
600000318450	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318460	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318490	\$ 1,070.40		200.00	200.00	40,000.00	\$1,070.40	\$5,352.00
600000318600	\$ 802.80		150.00	200.00	30,000.00	\$802.80	\$4,014.00
600000318610	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600000318620	\$ 267.60		100.00	100.00	10,000.00	\$267.60	\$1,338.00
600000318630	\$ 267.60		100.00	100.00	10,000.00	\$267.60	\$1,338.00
600001008720	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600001008721	\$ 267.60		50.00	200.00	10,000.00	\$267.60	\$1,338.00
600001025582	\$ 468.25	0.4017	Irr	Irr	17,498.05	\$468.25	\$2,341.24
610000343500	\$ 302.01		54.00	209.00	11,286.00	\$302.01	\$1,510.07
610000343510	\$ 889.26		159.00	209.00	33,231.00	\$889.26	\$4,446.31
610001009607	\$ 567.74		51.00	416.00	21,216.00	\$567.74	\$2,838.70
					2,241,734.89	\$59,988.83	\$299,944.13

ORDINANCE NO. 2024-091

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	\$ 1,000.00
TO:	City Council #21001000-other	\$ 1,000.00

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 funds so that postage for the DFID assessment may be reimbursed.

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. 2024-093

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: OPWC Grant (CM05Z0) \$ 300,000.00
TO: Washington Avenue Storm Sewer Upgrades Phase I \$ 300,000.00
Project No. 35512100

FROM: Sewer Fund – Stormwater Restricted Account \$ 350,000.00
TO: Washington Avenue Storm Sewer Upgrade Phase I \$ 350,000.00
Project No. 35512100

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 funds so that construction costs and contingency for the aforementioned project may be paid.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-094

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE HAN-MELROSE AVENUE AND BROAD AVENUE RESURFACING (PID117615) PROJECT NO. 32844200, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Mayor, Service-Safety Director, and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to enter into a project agreement for the HAN-Melrose Avenue and Broad Avenue Resurfacing PID117615 Project No. 32844200.

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 agreement so that Federal Highway Administration Funds may be utilized.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-095

AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE COVINGTON GREENS SUBDIVISION 1ST ADDITION REPLAT #2 WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

WHEREAS, in accordance with the Ohio Revised Code of Ohio, replats 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 replat, 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 replat of the Covington Greens Subdivision 1st Addition to the City of Findlay, Ohio, as being a part of the northeast quarter of section 9, T1N, R11E, and part of Lot 73, consisting of 13.745 acres, 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 _____



LEGAL DESCRIPTION

Pt. of Lot 73 of Covington Greens Subdivision 1st. Addition,
Being Pt. of the NE1/4, Section 9, T1N, R11E,
City of Findlay, Hancock County
State of Ohio

OVERALL PARCEL

13.745 Acres

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of Lot 73 of Covington Greens Subdivision 1st Addition, as Recorded in Plat Volume 21, Page 47 of the Hancock County Plat Records, and being a part of the Northeast Quarter of Section 9, Township 1 North, Range 11 East, also being part of that Parcel of Land previously conveyed to Pneuman Properties, LLC, as per OR 2441, Page 1456 of the Hancock County Deed Records, and being part of Parcel #630001022026, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the southeast corner of the Northeast Quarter of said Section 9;

Thence along the south line of said Northeast Quarter, N 89°00'12" W, a distance of 1498.29 feet to a Monument found on the west line of Lot 10 of the Replat of Flag City Station, as Recorded in Plat Volume 21, Page 133 of the Hancock County Plat Records, and passing a Rebar found 0.38 feet east thereof;

Thence along the west line of said Lot 10, also being an east line of a Parcel of Land previously conveyed to Gardner Brothers, LLC, as per OR 2453, Page 487 of the Hancock County Deed Records, N 00°59'48" E, a distance of 35.00 feet to a 5/8" Rebar found marking the northwest corner of said Lot 10 and marking an angle point in said Gardner Parcel;

Thence along the north line of said Lot 10, also being a south line of said Gardner Parcel, S 89°00'12" E, a distance of 214.80 feet to a 5/8" Rebar found marking the southwest corner of Lot 73 of said Covington Greens Subdivision 1st Addition and marking an angle point in said Gardner Parcel and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the west line of said Lot 73, also being an east line of said Gardner Parcel, N 00°20'55" E, a distance of 555.39 feet to a 5/8" Rebar found marking the southwest corner of Lot 74 of said Covington Greens Subdivision 1st Addition;

Thence along the south line of said Lot 74 and as extended easterly, S 89°03'06" E, a distance of 672.60 feet to a monument set marking the southeast corner of the aforementioned Pneuman Properties, LLC Parcel;

Thence along the east line of said Pneuman Parcel, N 00°56'54" E, a distance of 385.93 feet to a monument set on the south line of the Replat of Covington Greens Subdivision as Recorded in Plat Volume 21, Page 130 of the Hancock County Plat Records;

Thence along the south line of said Replat of Covington Greens Subdivision, S 89°03'06" E, a distance of 271.68 feet to a monument found marking the southeast corner of Lot 52 of said Replat of Covington Greens Subdivision and the northeast corner of Lot 73 of said Covington Greens Subdivision 1st Addition;

LEGAL DESCRIPTION

Pt. of Lot 73 of Covington Greens Subdivision 1st. Addition,
Being Pt. of the NE1/4, Section 9, T1N, R11E,
City of Findlay, Hancock County
State of Ohio

OVERALL PARCEL

13.745 Acres

(Cont.)

Thence along the east line of said Lot 73, also partly along the west Right-of-Way of Timberstone Drive (60' R/W), S 00°04'17" W, a distance of 860.82 feet to a 5/8" Rebar found marking the southeast corner of said Lot 73;

Thence along the south line of said Lot 73; S 89°51'12" W, a distance of 469.75 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line of said Lot 73, S 00°59'48" W, a distance of 72.00 feet to a 1/2" Rebar found marking an angle point in said Lot 73;

Thence continuing along the south line said Lot 73, N 89°00'12" W, a distance of 481.92 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 13.745 Acres of land, more or less, of which 1.313 acres lie within the Right-of-Way of Milestone Drive, all being subject to any prior easements of record or otherwise.

Bearings are based on the south line of the Northeast Quarter of Section 9 as bearing, N 89°01'40" W and are for the purpose of description only.

Distances referenced are ground distances.

This description was prepared in accordance with a Field Survey performed in April 2024 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: _____

Survey and Legal Description by:

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

COVINGTON GREENS REPLAT #2

Being a Replat of Part of Lot 73 of Covington Greens Subdivision 1st Addition

Being a part of the Northeast Quarter of Section 9, T1N, R11E,
City of Findlay, County of Hancock, State of Ohio
13.745 Acres



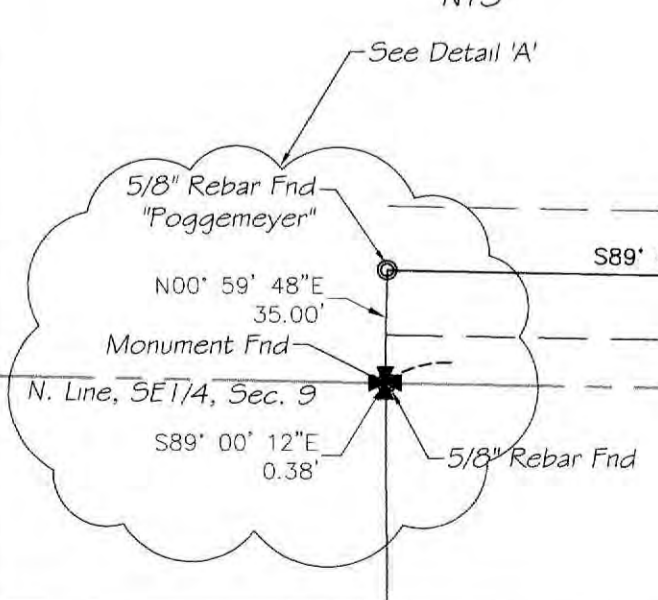
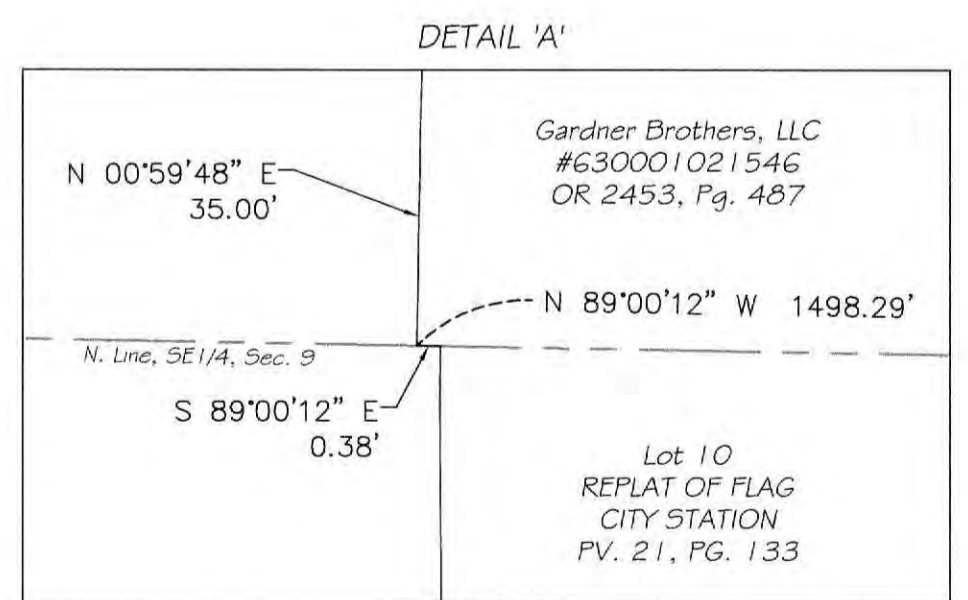
CURVE TABLE				
#	Radius	Arc Length	Delta	Ch. Bearing
C1	20.00'	31.71'	90°49'59"	S 45°30'26" W
C2	80.00'	21.40'	15°19'40"	S 83°15'27" W


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.

● = 1"x30" Rebar Set with 2" Aluminum Cap
 ○ = Found PK Nail
 ▲ = Found RR Spike
 ○ = Found Iron Pin

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

DATE: JULY 18, 2024
PREPARED FOR:
TIMBERSTONE HOLDINGS, LLC
 330 W. MAIN CROSS ST.
 FINDLAY, OHIO 45840
 (567) 525-1701



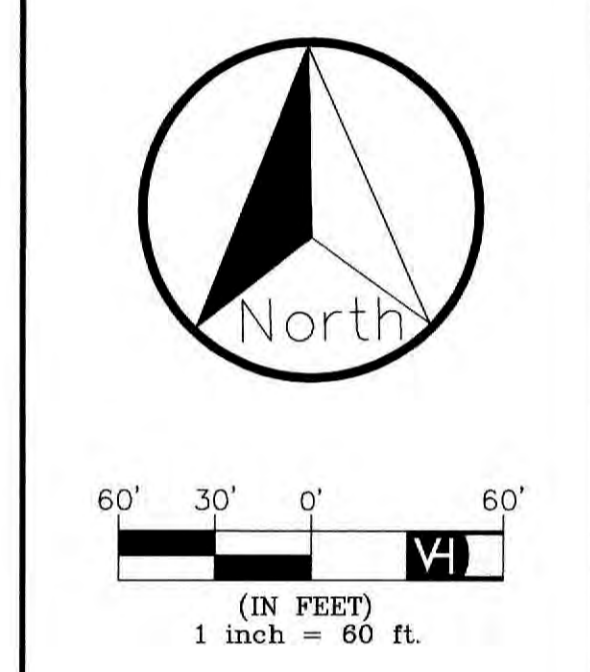


Van Horn Hoover
& Associates, Inc.

SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING

3200 N. MAIN STREET
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com
E-Mail: info@VanHornHoover.com



PREPARED FOR:
Timberstone Holdings, LLC
 Timberstone Drive
 Findlay, Ohio

Pt. NE1/4,
 Section 9, T1N, R11E,
 City of Findlay,
 County of Hancock,
 State of Ohio

COVINGTON GREENS REPLAT #2

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1

DRAWN: PCE	CHECKED: DRS
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DRAWING SCALE: 1" = 60'

DATE: July 18, 2024

JOB NUMBER: z:\projects\20687\20687 replat.dwg

SHEET NUMBER: 1 of 2

z:\PROJECTS\20687\20687 replat.dwg - generated - Jul 18, 2024 - 11:46am

ORDINANCE NO. 2024-096

AN ORDINANCE ACCEPTING THE DESIGNATED AREA AS SHOWN ON THE DALE PARK SUBDIVISION FINAL PLAT WHICH HAS BEEN ACCEPTED BY THE CITY PLANNING COMMISSION.

WHEREAS, in accordance with the Ohio Revised Code of Ohio, final 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 final 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 final plat of the Dale Park Subdivision to the City of Findlay, Ohio, as being a part of the southwest ¼ section 36, T2N, R10E, consisting of 11.267 acres, be and the same is hereby accepted by this Council and is dedicated to public use (*complete 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 _____



LEGAL DESCRIPTION

Pt. of the SW1/4, Section 36, T2N, R10E,
City of Findlay, Hancock County
State of Ohio

Lot #1

11.267 Acres

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 2 North, Range 10 East, also being part of a Parcel of Land previously conveyed to Mardic Investments Inc., as per OR 2524, Page 842 of the Hancock County Deed Records, and being a part of Parcel #690001031530, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the northwest corner of the Southwest Quarter of said Section 36;

Thence along the north line of said Southwest Quarter, also being the centerline of County Road 99 (Variable R/W), S 89°08'29" E, a distance of 825.79 feet to a point;

Thence, S 00°51'31" W, a distance of 85.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set on the south Right-of-Way line of County Road 99 (Variable R/W) and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along said Right-of-Way line, S 89°08'29" E, a distance of 579.38 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence continuing along said Right-of-Way line, S 00°51'31" W, a distance of 10.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence continuing along said Right-of-Way line, S 89°08'29" E, a distance of 0.62 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence leaving said Right-of-Way line, S 00°51'31" W, a distance of 836.22 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 89°08'29" W, a distance of 580.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 00°51'31" E, a distance of 846.22 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 11.267 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 36, T2N, R10E,
City of Findlay, Hancock County
State of Ohio
11.267 Acres

Lot #1

(Cont.)

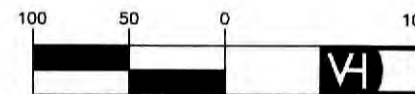
This description was prepared in accordance with a Field Survey performed in August 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: _____

Survey and Legal Description by:

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

Final Subdivision Plat of
DALE PARK SUBDIVISION
 BEING A PART OF THE SW 1/4 SECTION 36, T2N, R10E,
 CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO.
 11.267 ACRES



(IN FEET)
 1 inch = 100 ft.

DATE: April 18, 2024
 PREPARED FOR:
MARDIC INVESTMENTS, INC.
 5800 MONROE ST.
 SYLVANIA, OHIO 43560
 (419)346-9274

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.



Z:\PROJECTS\20126\Final Plat\20126-FP.dwg-Owner-Apr 29,2024

Final Subdivision Plat of
DALE PARK SUBDIVISION
 BEING A PART OF THE SW 1/4 SECTION 36, T2N, R10E,
 CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO.
 11.267 ACRES

LEGAL DESCRIPTION

Situated in the City of Findlay, County of Hancock, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 2 North, Range 10 East, also being part of a Parcel of Land previously conveyed to Mardic Investments Inc., as per OR 2524, Page 842 of the Hancock County Deed Records, and being a part of Parcel #690001031530, a Parcel of Land bounded and described as follows:

Commencing at a Monument Box found marking the northwest corner of the Southwest Quarter of said Section 36;

Thence along the north line of said Southwest Quarter, also being the centerline of County Road 99 (Variable R/W), S 89°08'29" E, a distance of 825.17 feet to a point;

Thence, S 00°51'31" W, a distance of 85.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set on the south Right-of-Way line of County Road 99 (Variable R/W) and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along said Right-of-Way line, S 89°08'29" E, a distance of 580.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set at an angle point in said Right-of-Way;

Thence continuing along said Right-of-Way line and extended southerly, S 00°51'31" W, a distance of 846.22 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 89°08'29" W, a distance of 580.00 feet to a 1 inch Rebar with a 2 inch Aluminum Cap Set;

Thence, N 00°51'31" E, a distance of 846.22 feet to the PRINCIPAL POINT OF BEGINNING.

Containing 11.267 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

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

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

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned owners in fee simple of all the lands embraced in the above named final plat, do hereby approve the plan and survey of same and do dedicate the roads and ways of width shown to public use according to the governing laws and do hereby create, establish and grant the easement areas as shown on the plat for public utility, CATV and drainage purposes.

Witness my hand this 23rd day of July, 2024.

Owner: Mardic Investments, Inc. Witness: _____

1) [Signature] Richard G. LaValley, Jr. President
 2) [Signature]

COUNTY OF HANCOCK)
 SS:)
 STATE OF OHIO)

Before me, a Notary Public in and for said County personally appeared the above named Owners, who did acknowledge and affirm the signing of the above dedication as their free act and deed. In testimony whereof I do hereunto subscribe my name and affix my official seal this 23rd day of July, 2024.

[Signature]
 Notary Public
 My Commission Expires Apr 15, 2026
 CITY PLANNING COMMISSION



I hereby certify that the above plat was presented to the Planning Commission of the City of Findlay, Ohio on the _____ day of _____, 20____, and said plat was approved by the Commission at a meeting held on the _____ day of _____, 20____.

By _____
 Chairman, City Planning Commission

CITY ACCEPTANCE

I, _____, Clerk of Council of the City of Findlay, Ohio, do hereby certify that the above plat was presented to said Council at a meeting held on the _____ day of _____, 20____, and that the plat was approved and the dedication of rights of way were accepted, and said Clerk was directed to certify said action under Seal and upon said plat, which is hereby done.

Witness my hand and official seal this _____ day of _____, 20____.

 Clerk of Council, City of Findlay

RESTRICTIONS

Restrictions governing the sale and use of the lands in the above named subdivision are recorded in _____ Record, Volume _____, at Page _____, and are considered as part of this plat and acknowledged as such by the owners signature hereon.

CITY ENGINEER

The above plat has been reviewed by me and is hereby approved this _____ day of _____, 20____.

By _____
 Engineer, City of Findlay

COUNTY AUDITOR

I hereby certify that the above plat was presented to me and transferred this _____ day of _____, 20____.

 Hancock County Auditor

COUNTY RECORDER

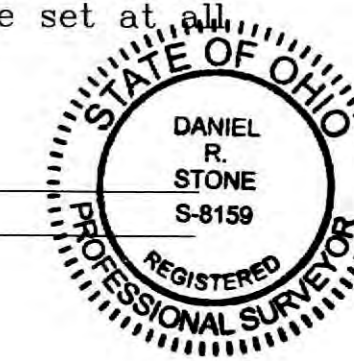
I hereby certify that the above plat was presented to me on the day of _____, 20____, and duly recorded in Plat Volume _____, at Page _____, Hancock County Records, this _____ day of _____, 20____.

File No. _____
 Hancock County Recorder

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a survey of the lands shown and comprising the above named subdivision and that lot, boundary, and street rights-of-way dimensions are correct, as shown, and that monuments have been set or will be set at all locations marked thus "•" on the plat.

Date: 18 Apr 2024
[Signature]
 Registered Surveyor # 8159



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

DATE: April 18, 2024
 PREPARED FOR:
 MARDIC INVESTMENTS, INC.
 5800 MONROE ST.
 SYLVANIA, OHIO 43560
 (419)346-9274

ORDINANCE NO. 2024-097

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: Ohio Department of Transportation, \$ 300,000.00
Jobs & Commerce, *Agreement No. 41320*

TO: Project Hat Trick, *Project No. 35631500* \$ 300,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that committed funds for the construction of the TR 230 Widening project (Project Hat Trick) may be utilized towards construction costs.

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. 2024-098

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING AND ENTER INTO CONTRACTS WITH MOSSER CONSTRUCTION, INC. FOR REPAIRS TO ONE OF THE HIGH SERVICE PUMPS AT THE CITY OF FINDLAY WATER TREATMENT PLANT, APPROPRIATING 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 as follows:

FROM:	Water Fund	\$ 200,000.00
TO:	Water Treatment Plant #25050000-other	\$ 200,000.00

SECTION 2: That the Mayor, Service-Safety Director and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to waive formal advertising and bidding and enter into contracts with Mosser Construction Inc. for repairs to one of the high service pumps at the City of Findlay Water Treatment Plant, as well as appropriate funds for said repairs.

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 waive formal advertising and bidding and enter into said contracts, as well as appropriate funds, so that repairs to one of the high service pumps at the City of Findlay Water Treatment Plant may be made.

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. 2024-099

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO AN AGREEMENT WITH THE HANCOCK REGIONAL PLANNING COMMISSION (HEREINAFTER REFERRED TO AS HRPC) AND THE OHIO DEPARTMENT OF DEVELOPMENT (HEREINAFTER REFERRED TO AS ODOD) TO PROVIDE SERVICES RELATED TO THE ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (RLF) PROGRAM YEARS 2024 AND 2026 RETROACTIVE TO JANUARY 1, 2024, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Mayor of the City of Findlay, Ohio be and she is hereby authorized to enter into an agreement with the Hancock Regional Planning Commission and the Ohio Department of Development to provide services related to the Economic Development Revolving Loan Fund Program, for program years 2024 through 2026, retroactive to January 1, 2024.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said agreement so that current services provided by HRPC for the 2024 and 2025 Economic Development Revolving Loan Fund Program, retroactive to January 1, 2024, may continue without interruption.

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. 2024-100

AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO, TO CONTRACT WITH MEDBEN AS THE THIRD PARTY ADMINISTRATOR (TPA) AND OTHER HEALTHCARE PLAN RELATED SERVICES FOR THE CITY OF FINDLAY'S HEALTHCARE PLAN, AND DECLARING AN EMERGENCY.

WHEREAS, by changing the TPA and other healthcare plan related services, the City will have the ability to improve its services to employees, brokers and administrators,

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 Auditor of the City of Findlay, Ohio, be and is hereby authorized to enter into a contract with MedBen to be the TPA and to enter into direct or TPA passthrough contracts for services including, but not limited to prescriptions, telehealth, and medical networks for the City of Findlay's healthcare plan, upon termination of the existing TPA agreement(s).

SECTION 2: That any and all ordinances in conflict with the express provision of the agreement are superseded by this agreement.

SECTION 3: That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said contract so that the TPA will be selected, contracted for and in place prior to the next plan benefit year.

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 _____