

## FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

October 1, 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 September 17, 2024 Regular Session City Council meeting minutes.

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

**PROCLAMATIONS:** none

**RECOGNITION/RETIREMENT RESOLUTIONS:** none

### PETITIONS:

#### **Petition for Annexation – CR 18 (Weaver)**

A petition for annexation to the City of Findlay filed by Phil Rooney, agent for the petitioner on September 24, 2024. A legal description for said property consisting of 1.480 acres is attached with the petition. The property requested (parcel no. 330001004487) to be annexed is currently in Marion Township, Hancock County. Referred to Law Director for Resolution of Services legislation. Resolution No. 030-2024 was created.

#### **Petition for Annexation – CR 212 (Cole)**

A petition for annexation to the City of Findlay filed by Phil Rooney, agent for the petitioner on September 24, 2024. A legal description for said property consisting of 48.987 acres is attached with the petition. The property requested (parcel no. 020001030984) to be annexed is currently in Allen Township, Hancock County. Referred to Law Director for Resolution of Services legislation. Resolution No. 031-2024 was created.

#### **Petition for Annexation – County Road 212/Township Road 99 (Vorheese)**

A petition for annexation to the City of Findlay filed by Phil Rooney, agent for the petitioner on September 24, 2024. A legal description for said property consisting of 160.429 acres is attached with the petition. The property requested (parcel no. 020001013866) to be annexed is currently in both Allen and Marion Townships, Hancock County. Referred to Law Director for Resolution of Services legislation. Resolution No. 032-2024 was created.

#### **Zoning amendment request – 0 Glessner Avenue**

Paul Taschler would like to change the zoning of 0 Glessner Avenue (parcel no. 560001008484) to CD Condominium. It is currently zoned as L1 Light Industrial. 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:**

**Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control** for Whitson Hotel Operations LLC, dba Hilton Garden Inn, located at 1050 Interstate Drive W, Findlay, Ohio for a D5A and D6 liquor permits. This requires a vote of Council.

James Mathias, Chief of Police – Whitson Hotel Operations LLC, dba Hilton Garden Inn, located at 1050 Interstate Drive W, Findlay, Ohio. A check of the records shows no current criminal record on the following:

Shirlee Whitson

**Mayor Muryn – appointment to Blanchard Valley Port Authority**

Mayor Muryn is appointing Patrick Sadowski to serve on the Blanchard Valley Port Authority filling the unexpired term of Kirby Oberton who resigned effective September 30, 2024. Mr. Sadowski’s appointment will be effective from September 30, 2024 through June 30, 2026. This appointment requires Council’s confirmation.

**City Engineer Kalb – A1 Hangar Door Repairs, project no. 35242200**

The City of Findlay Airport is working to replace the existing hangar doors on Hangar A1. When the Airport sought quotes for the replacement, it was then found that only two (2) companies in Ohio sell Powerlift brand hydraulic hangar doors. Airport staff received quotes from the two (2) companies when it was determined that Metal Monkey Welding & Fabrication, located in Sugarcreek, Ohio, offered the most reasonable quote. As part of their quote, Metal Monkey will take care of everything from demo of the existing doors, replacement of necessary frames, and installation of the new doors. Due to the condition of the doors, the doors are restricted on how far they can be opened which limits the size of aircraft that can be stored in the hangar. In order to ensure that the doors will be replaced in a timely manner so that the Airport does not lose any additional revenue, it is desired to waive the formal bidding process and enter into contracts with Metal Monkey Welding & Fabrication to replace the hangar doors. Legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to waive all formal advertising and bidding requirements and enter into contracts with Metal Monkey Welding & Fabrication to replace the existing hangar doors. Ordinance No. 2024-116 was created.

**City Engineer Kalb – STRICT Center enhancements, project no. 31944900**

The City of Findlay Fire Department has received a one thousand dollar (\$100,000.00) donation from the Elaine and Gene Stevens Family to continue future enhancements at the STRICT Center. The donated funds will be going towards future enhancements such as, but not limited to, training apparatus, technology improvements, site enhancements, and training material. Legislation to appropriate funds is requested. Ordinance No. 2024-117 was created.

FROM: General Fund ( <i>donations</i> )	\$ 100,000.00
TO: STRICT Center Enhancements #31944900	\$ 100,000.00

**Mayor Muryn – Immigrant Task Force 8/21/24 meeting minutes**

**City Engineer Kalb – CSO Long Term Control Plan (LTCP) amendment, project no. 35242200**

As discussed in the WATER AND SEWER COMMITTEE meeting, the City of Findlay Engineering Department is working with Strand Associates, Inc. to amend the Combine Sewer Overflow Long Term Control Plan. Legislation to appropriate the necessary funds in order to continue with Phase II of the long-term control plan is requested. Ordinance No. 2024-118 was created.

FROM: Sewer Fund	\$ 217,000.00
TO: CSO LTCP Amendment, <i>Project No. 35626200</i>	\$ 217,000.00

**City Engineer Kalb – Howard Run Ditch Cleaning, project no. 32549500**

During the September 18, 2024 WATER AND SEWER COMMITTEE meeting, the funding amount of this project was amended to cover only the cost of residents within the City of Findlay limits. This amended amount will cover the engineering, construction, and five percent (5%) maintenance fee that was assessed to the current residents within the City limits. It is requested to amend Resolution No. 029-2024 that received its first reading during the September 17, 2024 City Council meeting to now be amended to reduce the original amount of \$ 311,030.00 to now be \$301.614. Legislation to amend Resolution No. 029-2024 for its second reading during the October 1, 2024 City Council meeting is requested. Resolution No. 029-2024 received its first reading during the September 17, 2024 City Council meeting.

**City Engineer Kalb – transfer of ARPA Funds**

During the last City Council meeting, realigning some of the American Rescue Plan Act (ARPA) funds to ensure that the funds are properly obligated prior to the December 31<sup>st</sup> deadline was discussed. A number of the projects had money left over after completion, so those funds will be transferred out to additional projects. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to advertise for bids and enter into contract, as well as transfer and appropriate funds is requested. Ordinance No. 2024-119 was created.

FROM: ARPA Fund	\$ 63,402.31
FROM: General Fund ( <i>returned ARPA</i> )	\$ 20,111.09
FROM: Tree Planting ( <i>31925600</i> )	\$ 20,486.60
FROM: Emory-Fort Findlay ( <i>31931200</i> )	\$ 27,000.00
TO: City Mission ARPA Subgrant ( <i>31945600</i> )	\$ 131,000.00
FROM: ADA Transition Plan ( <i>31925000</i> )	\$ 1,200.00
FROM: Demolition Program ( <i>31925800</i> )	\$ 80,000.00
FROM: 2024 ARPA Police Vehicle ( <i>31932600</i> )	\$ 2,333.31
FROM: Tree Planting ( <i>31925600</i> )	\$ 2,759.10
FROM: General Fund ( <i>returned ARPA</i> )	\$ 3,707.59
TO: Raise the Bar ( <i>31945200</i> )	\$ 90,000.00
FROM: Tree Planting ( <i>31925600</i> )	\$ 22,640.00
TO: Police Command Trailer Equipment ( <i>31945100</i> )	\$ 22,640.00
FROM: Emory-Fort Findlay ( <i>31931200</i> )	\$ 2,527.09
TO: Bulk Trash & Tire Dropoff ( <i>31934300</i> )	\$ 2,527.09

**COMMITTEE REPORTS:**

Minutes of July 31, 2024 **WATER AND SEWER COMMITTEE** meeting.

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss long-term control plan funding.

*We recommend an appropriation of \$217,000 out of the Sewer Fund for Phase II work on the long-term control plan.*

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss Howard Run Ditch maintenance funding.

*We recommend:*

- *allocation of \$301,614 to cover assessment and maintenance costs inside the City limits*
- *a MOU be executed prior to transfer of funds*

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss extending sanitary sewer to properties within City limits that are on a septic system (*continued*).

*We recommend to continue by sending letters to identified property owners and continue to gather data.*

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to determine policies and procedures for instituting utility billing rate changes (*continued*).

*We recommend to clarify language in water rate review process document and incorporate into the water rates and sewer rules.*

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to review rates for water, sewer and/or storm water utilities.

*We recommend no rate changes to any utility in 2025.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 028-2024** requires three (3) readings **second reading**

*(CR 220/99 Sheetz annexation – services City will provide if annexed in)*

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION)).

**RESOLUTION NO. 029-2024** (*Howard Run Ditch cleaning*) requires three (3) readings **second reading**

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

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

**first reading**

*(Weaver (6434 CR 18) annexation – services City will provide if annexed in)*

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 1.480 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE WEAVER 6434 COUNTY ROAD 18 ANNEXATION).

**RESOLUTION NO. 031-2024** requires three (3) readings

**first reading**

*(Cole (CR 212) annexation – services City will provide if annexed in)*

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 31, T2N, R11E, A TRACT OF LAND CONSISTING OF 48.987 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE COLE COUNTY ROAD 212 ANNEXATION).

**RESOLUTION NO. 032-2024** requires three (3) readings

**first reading**

*(Vorheese (CR 212/TR 99) annexation – services City will provide if annexed in)*

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, BEING THE SOUTHEAST QUARTER OF SECTION 32, T2N, R11E, ALLEN TOWNSHIP, PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5, T1N, R11E, MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 160.429 ACRES OF LAND, MORE OR LESS OF WHICH 159.288 ACRES LIE WITHIN SECTION 32, ALLEN TOWNSHIP, 0.027 ACRES LIE WITHIN SECTION 4 MARION TOWNSHIP, AND 1.114 ACRES LIE WITHIN SECTION 5 MARION TOWNSHIP (HEREINAFTER REFERRED TO AS THE VORHEESE COUNTY ROAD 212/TOWNSHIP ROAD 99 ANNEXATION).

**ORDINANCES:**

**ORDINANCE NO. 2024-107** requires three (3) readings

**third reading**

*(Municipal Building LED Replacement Phase 2)*

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-111** requires three (3) readings

**second reading**

*(fifth 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 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. 2024-112** (*Airport fuel budget*) **requires three (3) readings** **second reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-113** (*Bank St/S Blanchard St vacation*) **requires three (3) readings** **first reading**  
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE BANK STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-114** (*615 E Edgar Ave rezone*) **requires three (3) readings** **first reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 615 EAST EDGAR AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED “R2 MEDIUM LOT RESIDENTIAL” TO “R3 SMALL LOT RESIDENTIAL”.

**ORDINANCE NO. 2024-115** **requires three (3) readings** **first reading**  
(*unimproved alley portion west of Sandusky St*)  
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS THE UNDEVELOPED PORTION OF WEST SANDUSKY STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-116** (*A1 Hangar door repairs*) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING AND ENTER INTO CONTRACTS WITH METAL MONKEY WELDING & FABRICATION FOR THE REPLACEMENT OF EXISTING HANGAR DOORS ON HANGAR A1 AT THE CITY OF FINDLAY AIPORT, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-117** (*STRICT Center enhancements*) **requires three (3) readings** **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-118** (*CSO long term control plan amendment*) **requires three (3) readings** **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-119** (*transfer of ARPA funds*) **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 ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO CONTRACTS IN ORDER TO TRANSFER AND UTILIZE AMERICAN RESCUE PLAN ACT (HEREINAFTER REFERED TO AS ARPA) FUNDS ON ADDITIONAL PROJECTS, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

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



Philip L. Rooney  
Christie L. Ranzau

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

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

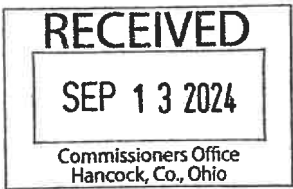
September 24, 2024

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

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

You are advised that on September 13, 2024, there was filed with the Board of Commissioners of Hancock County, Ohio, a Petition for Annexation of certain territory in Marion Township, Hancock County, Ohio, and located North and East of the City of Findlay, Ohio, and owned by Phillip L. Weaver and Deborah L. Weaver. A copy of said petition is attached hereto and made a part hereof along with the attachments to said petition. A hearing on said petition has been set by the Board of County Commissioners of Hancock County, Ohio on December 5, 2024 at 11:15 AM in the Commissioner's Conference Room, 514 South Main Street, Findlay, Ohio 45840. A copy of the notice of said hearing is enclosed.

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



**PETITION FOR ANNEXATION**

NON-EXPEDITED

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

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

Also attached hereto as Exhibit "C" is a certified copy of the Cooperative Economic Development Agreement between the City of Findlay, Ohio and Marion Township, Hancock County, Ohio.

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

The number of owners of real estate sought to be annexed is two (2).

**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THI MATTER IN LAW OR IN EQUITY.**

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

Dated: 1<sup>st</sup>, May, 2024

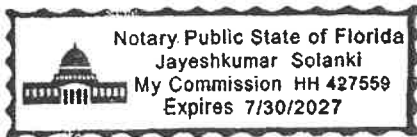
Phillip L. Weaver  
Phillip L. Weaver

State of Florida  
County of Lee

Deborah L. Weaver  
Deborah L. Weaver

Sworn to (or affirmed) and subscribed before me by means of  Physical Presence, - OR -  Online Notarization,  
this 1<sup>st</sup> day of May, 2024  
(Date) (Month) (Year)  
by Phillip & Deborah Weaver  
(Name of Affiant)

Jayeshkumar Solanki (Seal)  
(Signature of Notary Public - State of Florida)  
Jayeshkumar Solanki  
(Name of Notary Public)



Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced FLDL, FLDL



## EXHIBIT "A"

Situated in Marion Township, County of Hancock State of Ohio and being a part of the Northwest Quarter of Section 5, Township 1 North, Range 11 East, a Parcel of Land bounded and described as follows:

Commencing at the southwest corner of the east half of the Northwest Quarter of said Section 5;

Thence along the west line of the east half of said Northwest Quarter, also being the City of Findlay Corporation Line, N 00°53'57" E, a distance of 383.69 feet to a point marking the northwest corner of a Parcel of Land previously conveyed to the Church of Jesus Christ of Latter-Day Saints, as per Volume 315, Page 126 of the Hancock County Deed Records and a corner to a Parcel of Land previously conveyed to Ramar Land Corporation, as per OR 2586, Page 4160 of the Hancock County Deed Records;

Thence along the north line of said Latter-Day Saints Parcel, and a southerly line of said Ramar Parcel and along said Corporation Line, S 89°11'14" E, a distance of 199.16 feet to a point and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along an easterly line of said Ramar Parcel and along said Corporation Line, N 31°49'49" E, a distance of 340.00 feet to a point marking a corner to said Ramar Parcel;

Thence along a southerly line of said Ramar Parcel and along said Corporation line, S 89°11'14" E, a distance of 221.24 feet to a point on the northwesterly Right-of-Way of County Road 18 (60' R/W);

Thence along said northwesterly Right-of-Way and along said Corporation Line, S31°49'49" W, a distance of 340.00 feet to a point on the northerly line of said Latter-Day Saints Parcel;

Thence along the north line of said Latter-Day Saints Parcel, N 89°11'14" W, a distance of 221.24 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 1.480 Acres of land, more or less, all being subject to any prior easements of record or otherwise and being a part of Parcel #330001004487.

Bearings are based on Annexation Plat as Recorded in Plat Volume 22, Page 54 of the Hancock County Plat Records.

This description was prepared using previous surveys, deeds and plats of record in March 2024 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.



Phillip L. Weaver & Deborah L. Weaver Annexation  
Attachment 1 – List of Adjoining Property Owners

Latter Day Saints Church  
c/o Corp of Pres LDS Church  
50 E North Temple Road  
Salt Lake City, UT 84150  
Parcel No. 330001011131

Ramar Land Corporation  
600 Gillam Road  
Wilmington, OH 45177  
Parcel No. 210001032699

Owens State Community College  
P.O. Box 10000  
Toledo, OH 43699  
Parcel No. 630001020093

Maureen L. Voorhees, Trustee  
John J. Voorhees Irrevocable Trust  
3965 Waldenwood Drive  
Ann Arbor, MI 48105  
Parcel No. 230001029549

Phillip L. Weaver & Deborah L. Weaver Annexation  
Attachment 2 – List of Property Owners

Phillip L. Weaver & Deborah L. Weaver  
171 Blue Bonnet Drive  
Findlay, OH 45840  
Parcel No. 330001004487

# Hancock



the signature county of Ohio

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

*Lynn Taylor, Clerk*

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

September 17, 2024

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

Re: Weaver Annexation

Dear Mr. Rooney:

This letter is to confirm that the Weaver Annexation hearing will be held in the Commissioner's conference room on Thursday December 5, 2024 at 11:15 a.m. If you have any questions, please contact our office.

If you have any questions, please contact me.

Sincerely,

Alec Helms, Assistant Clerk  
Hancock County Commissioners



Philip L. Rooney  
Christie L. Ranzau

rooney & ranzau, ltd.  
attorneys at law  
320 s. main st.  
findlay, ohio 45840  
419-425-3821  
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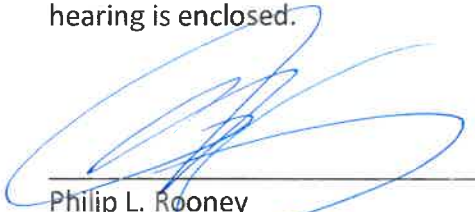
**NOTICE OF FILING OF PETITION FOR ANNEXATION**  
Ohio Revised Code §709.02

September 24, 2024

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

Mark Schimmoeller  
Allen Twp. Fiscal Officer  
1186 Twp. Road 14  
Van Buren, Ohio 45889

You are advised that on September 13, 2024, there was filed with the Board of Commissioners of Hancock County, Ohio, a Petition for Annexation of certain territory in Allen Township, Hancock County, Ohio, and located North and East of the City of Findlay, Ohio, and owned by Michael D. Cole, Trustee. A copy of said petition is attached hereto and made a part hereof along with the attachments to said petition. A hearing on said petition has been set by the Board of County Commissioners of Hancock County, Ohio on December 5, 2024 at 10:45 AM in the Commissioner's Conference Room, 514 South Main Street, Findlay, Ohio 45840. A copy of the notice of said hearing is enclosed.



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



**PETITION FOR ANNEXATION**  
Non-expedited

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

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

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

The number of owners of real estate sought to be annexed is one (1).

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

Dated: Aug. 1, 2024

  
Michael D. Cole, Trustee

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

VAN HORN



HOOVER

**LEGAL DESCRIPTION**

Pt. of the SE1/4, Section 31, T2N, R11E,  
Allen Township, Hancock County  
State of Ohio

**ANNEXATION PARCEL****48.987 Acres**

Situated in Allen Township, County of Hancock, State of Ohio and being a part of the Southeast Quarter of Section 31, Township 2 North, Range 11 East, a Parcel of Land bounded and described as follows:

Commencing at a 1/2 inch rebar found marked "Peterman" being the southeast corner of the Southeast Quarter of said Section 31;

Thence along the south line of said Southeast Quarter, also being on the existing Corporation Line, N 88°33'02" W, a distance of 662.96 feet to a 5/8 inch Capped Rebar found marked "VHHA 8159" being the southwest corner of a Parcel of Land previously conveyed to Charles A. Lammers Properties, LLC, as per OR 2571, Page 4973 of the Hancock County Deed Records, also being the southeast corner of the west half of the east half of said Southeast Quarter and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence continuing along the south line of said Southeast Quarter and along said existing Corporation line, N 88°33'02" W, a distance of 1326.62 feet to a 5/8 inch Capped Rebar found marked "VHHA 8159" being the southeast corner of a Parcel of Land previously conveyed to Northwest Ohio Railroad Preservation Inc., as per OR 2412, Page 2443 of the Hancock County Deed Records, also being the southwest corner of the east half of the west half of said Southeast Quarter;

Thence leaving the existing Corporation line and along the east line of said Railroad Parcel, and along the west line of the east half of the west half of said Southeast Quarter and along the east line of a Parcel of Land previously conveyed to Lewis Real Properties II LLC, as per OR 2415, Page 2000 of the Hancock County Deed Records, N 00°32'04" E, a distance of 2130.27 feet to a 5/8 inch Capped Rebar found marked "VHHA 8159" being the southwest corner of another Parcel of Land previously conveyed to Charles A. Lammers Properties, LLC, as per OR 2571, Page 4973 of the Hancock County Deed Records;

Thence along the south line of said Lammers Parcel, S 89°27'56" E, a distance of 99.57 feet to a 5/8 inch Capped Rebar found marked "VHHA 8159" being the southeast corner of said Lammers Parcel and being on the southwesterly Right-of-Way of County Road 212 (120' R/W);

Thence along the southwesterly Right-of-Way of said County Road 212 (120' R/W), and along a curve to the right, having a radius of 2231.83 feet, a central angle of 05°42'12", along an arc distance of 222.16 feet, the chord of said curve bearing S 48°24'08" E, a chord distance of 222.07 feet to a 5/8 inch Capped Rebar found marked "Peterman" being a point of tangency of said curve;

Thence continuing along said southwesterly Right-of-Way, S 45°33'02" E, a distance of 1473.07 feet to a 5/8 inch rebar found marking the northwest corner of the aforementioned Lammers Parcel;





**LEGAL DESCRIPTION**

Pt. of the SE1/4, Section 31, T2N, R11E,  
Allen Township, Hancock County  
State of Ohio

**ANNEXATION PARCEL**

**48.987 Acres**

(Cont.)

Thence along the west line of said Lammers Parcel and along the east line of the west half of the east half of said Southeast Quarter, S 00°38'03" W, a distance of 983.87 feet to the PRINCIPAL POINT OF BEGINNING, Containing 48.987 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.

Where described above, all 5/8" Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a recent Field Survey prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840, dated December 16, 2022 and filed at the Hancock County Auditor's Office.

Date: 16-Dec-2022



Survey and Legal Description by:

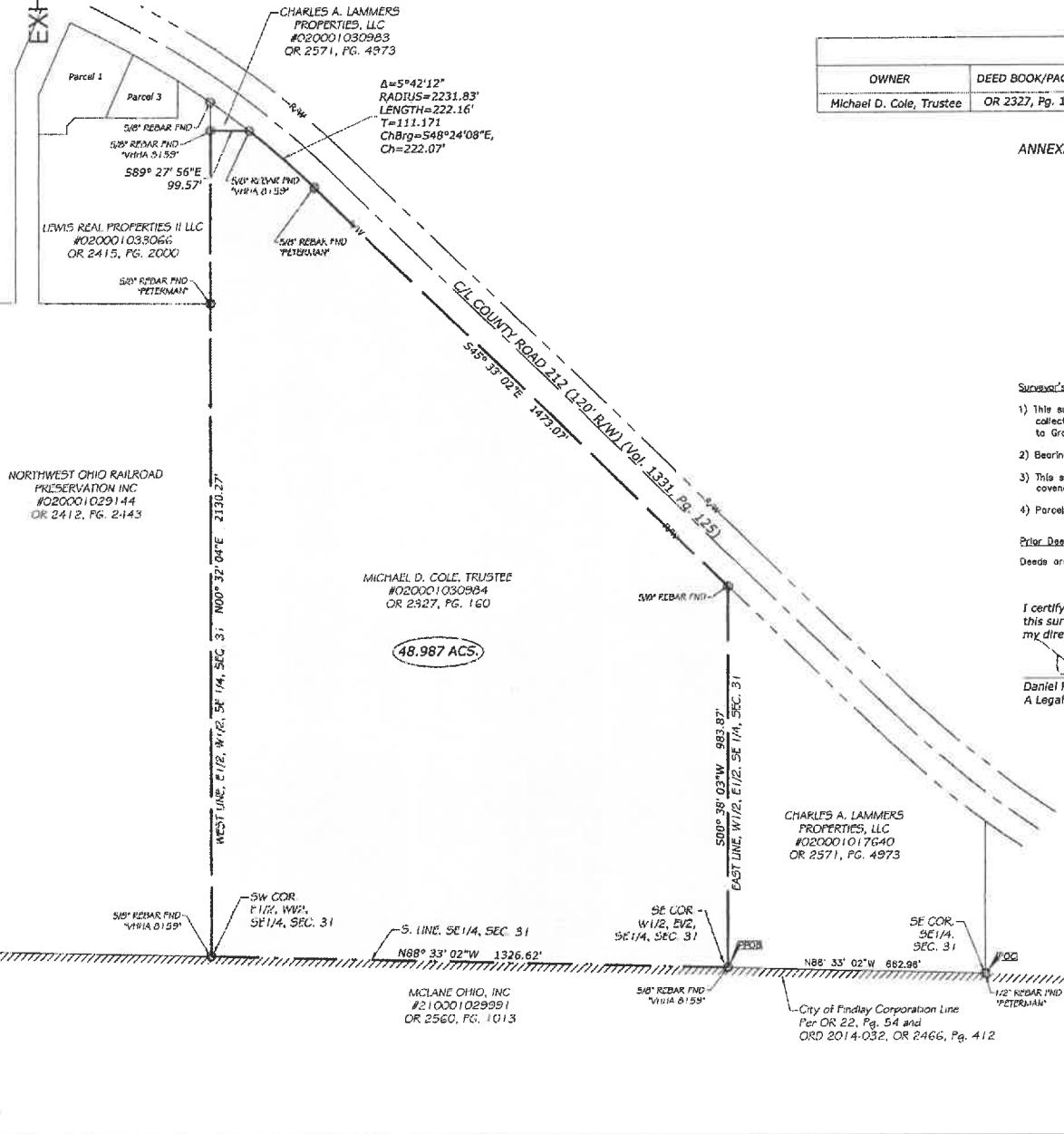
Daniel R. Stone

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

# CITY OF FINDLAY ANNEXATION PLAT

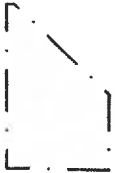
Being a part of the Southeast Quarter of Section 31,  
T2N, R11E, Allen Township, County of Hancock, State of Ohio  
48.987 ACRES

EXHIBIT "B"



OWNER	DEED BOOK/PAGE	PARCEL #	ANNEXATION ACRES	REMAINING ACRES
Michael D. Cole, Trustee	OR 2327, Pg. 160	020001030984	48.987	0.00

ANNEXATION AREA= 48.987 ACRES



**Surveyor's Note:**

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

**Prior Deeds of Reference:**

Deeds are as shown on the plot of survey.

I certify that on 16 Dec 2022  
this survey was performed and completed by myself or under  
my direct supervision.

*Daniel R. Stone*  
Daniel R. Stone P.E., P.S., Registered Surveyor #8159  
A Legal Description has been prepared in accordance with this Survey.



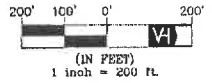
**Van Horn Hoover**  
& Associates, Inc.

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:  
Michael D. Cole

Pt. SE1/4,  
Section 31, T2N, R11E,  
Allen Township,  
County of Hancock,  
State of Ohio

County Road 212  
Findlay, Ohio

MARK	DATE	DESCRIPTION

PLOTS/SCALE: 1:1

DRAWN: PCE CHECKED: DRS

DRAWING SCALE: 1"=200'

DATE: December 16, 2022

JOB NUMBER: z:\projects\19930  
19930annex.dwg

SHEET NUMBER: Sheet 1 of 1

**LEGEND**

- ⊕ Section Corner, as described
- ⊙ SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA B159"
- ▲ SET Mog Nail
- ▲ Found Mog Nail
- Found Capped Rebar, Name or RLS#
- Found as described
- (C) Calculated distance
- (M) Measured distance
- (P) Platted distance
- PCB Point of Commencement
- PCOB Principal Point of Beginning
- R/W Road Right-of-Way
- (S#) Prior Survey(s) of Record
- (D#) Prior Deed(s) of Reference
- C/L Centerline
- Dimension Leader
- Lord Hook
- Break In Line
- Property Line

Michael D. Cole Trust Annexation  
Attachment 1  
Adjoining Landowners

Northwest Ohio Railroad Preservation, Inc.  
12505 County Road 99  
Findlay, Ohio 45840  
Parcel No. 020001029144

Lewis Real Properties II, LLC  
1310 Haddon Trail  
Hoover, AL 35226  
Parcel No. 020001033066

Michael D. Cole, Trustee  
3301 Township Road 23  
Findlay, Ohio 45840  
Parcel Nos. 020001026429 & 020001026428

Wells Fargo Bank Northwest  
c/o Lowes Home Center, Inc.  
1000 Lowes Blvd.  
 Mooresville, NC 28117  
Parcel No. 020001018079

Charles A. Lammers Properties, LLC  
1284 First Street  
Findlay, Ohio 45840  
Parcel Nos. 020001017640 & 020001030983

McLane Ohio, Inc.  
4747 McLane Parkway  
Temple, TX 76504  
Parcel No. 210001029991

Hancock County Commissioners  
514 S. Main Street, Suite 2  
Findlay, Ohio 45840  
Parcel No. 020001018774

Michael D. Cole Trust Annexation  
Attachment 2  
Landowners to be Annexed

Michael D. Cole, Trustee  
3301 Township Road 23  
Findlay, Ohio 45840  
Parcel Nos. 020001030984

# Hancock



the signature county of Ohio

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

*Lynn Taylor, Clerk*

---

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

September 17, 2024

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

Re: Cole Annexation

Dear Mr. Rooney:

This letter is to confirm that the Cole Annexation hearing will be held in the Commissioner's conference room on Thursday December 5, 2024 at 10:45 a.m. If you have any questions, please contact our office.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Alec Helms". The signature is fluid and cursive.

Alec Helms, Assistant Clerk  
Hancock County Commissioners



Philip L. Rooney  
Christie L. Ranzau

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

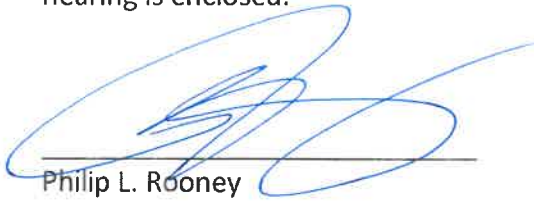
**NOTICE OF FILING OF PETITION FOR ANNEXATION**  
Ohio Revised Code §709.02

September 24, 2024

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

Mark Schimmoeller  
Allen Twp. Fiscal Officer  
1186 Twp. Road 14  
Van Buren, Ohio 45889

You are advised that on September 13, 2024, there was filed with the Board of Commissioners of Hancock County, Ohio, a Petition for Annexation of certain territory in Allen Township, Hancock County, Ohio, and located North and East of the City of Findlay, Ohio, and owned by John J. Voorhees, Trustee. A copy of said petition is attached hereto and made a part hereof along with the attachments to said petition. A hearing on said petition has been set by the Board of County Commissioners of Hancock County, Ohio on December 5, 2024 at 11:00 AM in the Commissioner's Conference Room, 514 South Main Street, Findlay, Ohio 45840. A copy of the notice of said hearing is enclosed.



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



**PETITION FOR ANNEXATION**  
Non-expedited

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

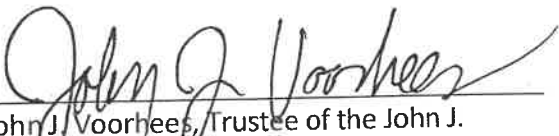
The undersigned, being the owner of the real estate within the Township of Allen, County of Hancock and contiguous to the City of Findlay, and more particularly described in Exhibit "A" attached hereto, said real estate further described by the plat attached hereto as Exhibit "B", respectfully petitions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

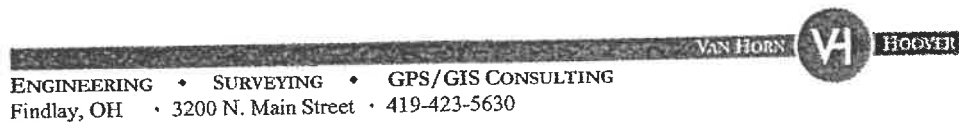
Philip L. Rooney, 320 South Main Street, Findlay, Ohio 45840, is hereby authorized to act as agent for the Petitioner in securing such annexation.

The number of owners of real estate sought to be annexed is one (1).

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

JUNE 2, 2024

  
\_\_\_\_\_  
John J. Voorhees, Trustee of the John J. Voorhees Irrevocable Trust under Agreement dated December 20, 2012, as decanted

**LEGAL DESCRIPTION**

Being the SE1/4, Section 32 Allen Township, T2N, R11E and  
Pt. of the NW1/4, Section 4 and Pt. of the NE1/4, Section 5  
Marion Township, T1N, R11E  
Hancock County, State of Ohio

**Voorhees Annexation****160.429 Acres**

Being the Southeast Quarter of Section 32, Allen Township, T2N, R11 East. Also being a part of the Northwest Quarter of Section 4, and part of the Northeast Quarter of Section 5, Marion Township, T1N, R11E, County of Hancock, State of Ohio, a Parcel of Land bounded and described as follows:

Beginning at a Mag Nail found marking the Northwest corner of the Southeast quarter of Section 32, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the north line of said Southeast Quarter, and partly along the centerline of Township Road 99 (60' R/W), S 88°45'02" E, a distance of 2613.79 feet to a 5/8 inch Rebar found marked "Peterman" marking the northeast corner of the Southeast Quarter of said Section 32 and passing a Mag Nail found at the intersection of said north line with the centerline of County Road 18, a distance of 623.49 feet west thereof;

Thence along the east line of the southeast quarter of said Section 32, S 00°16'17" W, a distance of 2635.57 feet to a Monument found marking the southeast corner of the southeast quarter of said Section 32;

Thence, S 01°07'11" W, a distance of 20.00 feet to a point on the south Right-of-Way of County Road 212 (Variable R/W);

Thence along the south Right-of-Way of said County Road 212 (Variable R/W), also being along the City of Findlay Corporation Line, N 88°56'51" W, a distance of 58.81 feet to a point on the east line of the Northeast Quarter of Section 5, same being the west line of the Northwest Quarter of Section 4, both being in Marion Township, T1N, R11E;

Thence along the east line of the Northeast Quarter of said Section 5 and along said south Right-of-Way and said Corporation Line, S 00°52'56" W, a distance of 10.00 feet to a point;

Thence continuing along said south Right-of-Way and said Corporation Line, N 88°28'19" W, a distance of 78.39 feet to an angle point in said Right-of-Way;

Thence continuing along said south Right-of-Way and said Corporation Line, N 88°16'10" W, a distance of 788.65 feet to an angle point in said Right-of-Way;

Thence continuing along said south Right-of-Way and said Corporation Line, N 88°56'55" W, a distance of 1286.51 feet to an angle point in said Right-of-Way;





**LEGAL DESCRIPTION**

Being the SE1/4, Section 32 Allen Township, T2N, R11E and  
Pt. of the NW1/4, Section 4 and Pt. of the NE1/4, Section 5  
Marion Township, T1N, R11E  
Hancock County, State of Ohio

**Voorhees Annexation**

**160.429 Acres**

(Cont.)

Thence continuing along said south Right-of-Way and said Corporation Line, N 31°45'43" E,  
a distance of 17.38 feet to an angle point in said Right-of-Way;

Thence continuing along said south Right-of-Way and said Corporation Line, N 88°17'22" W,  
a distance of 439.73 feet to a point marking the southwest corner of the Southeast Quarter of  
Section 32, Allen Township, T2N, R11E;

Thence leaving said Corporation Line and along the west line of the Southeast Quarter of said  
Section 32, also being the centerline of Township Road 230 (Variable R/W), N 00°54'35" E, a  
distance of 2644.36 feet to the PRINCIPAL POINT OF BEGINNING and passing a  
Monument found marking the intersection of said west line with the centerline of County  
Road 212 at 60.00 feet;

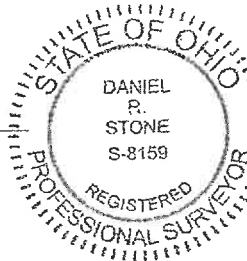
Containing 160.429 Acres of land, more or less, all being subject to any prior easements of  
record or otherwise.

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

Of the 160.429 acres described above, 159.288 Acres lie within Section 32, Allen Township,  
0.027 Acres lie within Section 4, Marion Township and 1.114 Acres lie within Section 5,  
Marion Township.

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

Date: 9. Apr. 2024



Survey and Legal Description by:

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



John J. Voorhees Trust Annexation  
Attachment A  
Adjoining Landowners

Stella Buchanan  
1324 Countryside Drive  
Findlay, Ohio 45840  
Parcel No. 0200010130154

Jason W. Niese  
Amy S. Niese  
7848 road E  
Leipsic, Ohio 45856  
Parcel No. 020000005010

Neil Farms, Inc.  
3140 Township Road 232  
Findlay, Ohio 45840  
Parcel No. 020000005090

Sycamoore LLC  
2221 Honeytree Court  
Findlay, Ohio 45840  
Parcel No. 020001030161

Audrey R. Wiechart, Trustee  
5445 County road 18  
Findlay, Ohio 45840  
Parcel No. 020001031923

Boes Family Limited Partnership  
5139 Township Road 238  
Arcadia, Ohio 44804  
Parcel No. 150001029517

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

John J. Voorhees, Trustee  
3964 Waldenwood Drive  
Ann Arbor, MI 48105  
Parcel No. 230001029550

Owens State Community College  
P.O. Box 10000  
Toledo, OH 43699  
Parcel No. 630001020093

Ramar Land Corporation  
600 Gillam Road  
Wilmington, OH 45177  
Parcel Nos. 210001032699

John J. Voorhees Trust Annexation  
Attachment B  
Landowners to be Annexed

John J. Voorhees, Trustee  
3964 Waldenwood Drive  
Ann Arbor, MI 48105  
Parcel No. 020001013866



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

*Lynn Taylor, Clerk*

---

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

September 17, 2024

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

Re: Vorheese Annexation

Dear Mr. Rooney:

This letter is to confirm that the Vorheese Annexation hearing will be held in the Commissioner's conference room on Thursday December 5, 2024 at 11:00 a.m. If you have any questions, please contact our office.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Alec Helms". The signature is written in a cursive style with a prominent flourish at the end.

Alec Helms, Assistant Clerk  
Hancock County Commissioners

**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** 0 Glessner Avenue                      **SUBDIVISION** Barbers Subdivision

**LOT No.(s)** 3-15 & PT ALY & PT ST S

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

**SIGNATURE                      SUBDIVISION                      LOT NO.                      STREET FRONTAGE**

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

**EXISTING USE** Vacant

**PRESENT ZONING DISTRICT** I-1 Light Industrial

**PROPOSED ZONING DISTRICT** CD Condominium

**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 Paul A. Taschler

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

Mailing Address 109 East Pearl Street, Beaverdam, Ohio 45808

Phone No. (Home) 419-274-9569 (Business) \_\_\_\_\_

Email: dusengimanabosco30@gmail.com

09-26<sup>th</sup>-24  
Date

Jean Bosco Dusengimana  
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. \_\_\_\_\_

September 18, 2024

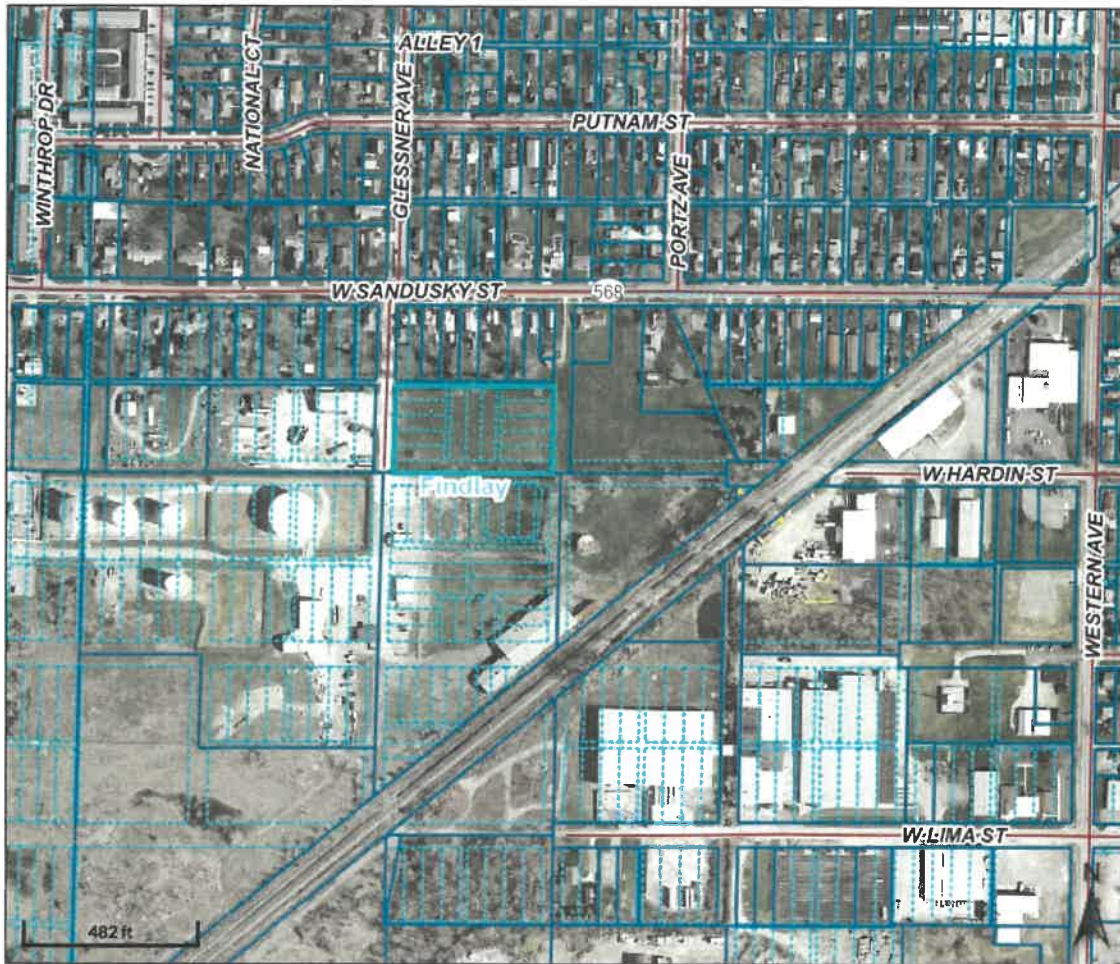
To Whom It May Concern,

My name is Paul Taschler and I am selling a vacant lot on Glessner Ave. in Findlay, Ohio. The buyer, Jean Bosco Dusengimana, is applying for the property to be zoned for condominium use. For zoning purposes only, I appoint Jean Bosco Dusengimana to represent me for the purpose of re-zoning the lot for residential building.

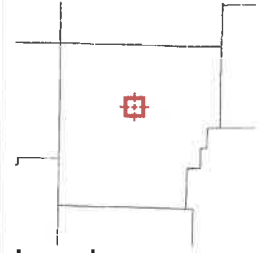
Regards,

Paul Taschler

A handwritten signature in black ink that reads "Paul Taschler". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.



### Overview



### Legend

- RowDims
- USA Major Highways
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Ramp
- Parcels
- Road Centerlines
- Corporate Limits
- Low Level
- Landhooks
- Lot Lines
- Blocks
- MiscText

<b>Parcel ID</b>	560001008484	<b>Alternate ID</b>	101024201024000	<b>Owner Address</b>	TASCHLER PAUL A
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	400 COMMAMIAL VACANT LAND		200 NORTHCLIFF DR
<b>Property Address</b>	0 GLESSNER AVE FINDLAY	<b>Acreage</b>	2.13		FINDLAY OH 45840
<b>District</b>	21 Findlay Corp - Findlay CSD				
<b>Brief Tax Description</b>	BARBERS SUB DIV LOT 3-15 & PT ALY & PT ST S <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/12/2024  
Last Data Uploaded: 9/11/2024 11:51:50 PM

PROPERTY OWNER LIST FOR PETITION FOR ZONING AMENDMENT FOR BARBERS SUBDIVISION LOTS 3-15 & PT ALY & PT ST S (0 GLESSNER AVE)

Property Owner	Property Address	Mailing Address	Within	Contiguous	Across Street	Across Alley
PAUL A. TASCHLER	0 GLESSNER AVENUE	200 NORTHCLIFF DR	X			
BARFELL REPAIR & RENOVATION LLC	1035 W SANDUSKY ST	2330 SARATOGA DR				X
PROTECH RENTAL PROPERTIES LLC	1033 W SANDUSKY ST	7430 TIMBERSTONE DR				X
DONNA M. MASON & SELEN WOLFF	1029 W SANDUSKY ST	1029 W SANDUSKY ST				X
KATIE M. ERICKSON	1025 W SANDUSKY ST	1025 W SANDUSKY ST				X
PHILLIP REED & MICHELLE HEMMINGER	1021 W SANDUSKY ST	1021 W SANDUSKY ST				X
THOMAS CHANT & SUZANNE RACHAEL	1017 W SANDUSKY ST	207 STRATFORD CIR				X
JEREMY CASKEY	1015 W SANDUSKY ST	1015 W SANDUSKY ST				X
ASHLAND OIL & REFINING C	W SANDUSKY ST	PO BOX 55348, LEXINGTON KY 40555				X
ASHLAND OIL & REFINING C	709 GLESSNER AVE	PO BOX 55348, LEXINGTON KY 40555		X		
PAUL A. TASCHLER	550 GLESSNER AVENUE	200 NORTHCLIFF DR			X	

### **Statement of the Reason for the Request and Justification for the Change**

The proposed zoning change request for Barbers Subdivision Lots 3-15 & PT ALY & PT ST S (0 Glessner Ave) from I-1 Light Industrial to CD Condominium is to allow for the development of the company into a residential condominium development. The majority of the property top the north is zoned R-3 Small Lot Residential, the property to the east and west is I-1 Light Industrial and the property to the south is zoned I-2 Heavy Industrial. The zoning change would allow for a transition from the residential zoning to the north and the industrial zoning to the south and would provide for the development of the property in a manner that is compatible with the existing residential zoning to the north.

**QUIT-CLAIM DEED**  
**OHIO REVISED CODE**  
**SECTION 5302.11**

We, **Frank Taschler and Kathleen J. Taschler, husband and wife**, the Grantors, for valuable consideration paid, grants to, **Paul A. Taschler, a married man**, the Grantee, whose tax mailing address will be 13528 Road M, Pandora, Ohio 45877-9720, the real estate described below:

**Grantors reserves to themselves and excepts from this conveyance, an estate in the property for and during the term of the Grantors' joint and several natural lives.**

Undivided One-Half (1/2) interest in and to the following real property:

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

Lots Numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), all in Barber's Subdivision. *P + Aly + ST*

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

Lots Numbered Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), all in Barber's Subdivision. *P + Aly + ST*  
*Parcel # 56-1008484*  
PARCEL III.

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

Lots Numbered Three Thousand Four Hundred Fifty-three (3453), Three Thousand Four Hundred Fifty-four (3454), Three Thousand Four Hundred Fifty-five (3455), Three Thousand Four Hundred Fifty-six (3456), Three Thousand Four Hundred Fifty-seven (3457), Three Thousand Four Hundred Fifty-eight (3458), Three Thousand Four Hundred Fifty-nine (3459), and Three Thousand Four Hundred Sixty (3460) including one-half (1/2) of the vacated streets and alleys abutting thereto, all in Hall's 2<sup>nd</sup> Addition.  
*Parcel # 58-1008549*  
PARCEL NO.

Prior Deed Reference: Volume 531, Page 448

Transferred 3-24-06  
200600003433  
FIBBER SPRAGUE & HUFFMAN  
*[Signature]*

*Ex*  
I hereby certify that the conveyance is in compliance with Section 318.202 of the Revised Code.  
*[Signature]*  
HANCOCK COUNTY AUDITOR

DESCRIPTION CHECKED  
HANCOCK CO. ENGINEER  
BY 3/24/06 JS

Executed this 22<sup>nd</sup> day of March, 2006.

**GRANTORS:**

Frank Taschler  
Frank Taschler

Kathleen J. Taschler  
Kathleen J. Taschler

STATE OF OHIO )  
 ) ss:  
COUNTY OF HANCOCK )

Before me, a notary public, in and for said County, personally appeared the above named **Frank Taschler and Kathleen J. Taschler, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Findlay, Ohio, this 22<sup>nd</sup> day of March, 2006.

Douglas W. Huffman  
Notary Public

This instrument prepared by:  
Douglas Huffman, Esq.  
Firman, Sprague and Huffman Co., L.P.A.  
220 West Sandusky Street, Findlay, Ohio 45840  
(1) (419) 423-4321  
(1) (419) 423-8484

DOUGLAS W. HUFFMAN  
Atty. At Law, State of Ohio  
My Commission Has No Expiration Date  
Sec. 147.03 R.C.

J:\Master Documents\Real Estate\Quit Claim Deed\Taschler, Frank and Kathleen Taschler to Paul Taschler.wpd

200600003433  
Filed for Record in  
HANCOCK COUNTY OHIO  
ANITA M MUSGRAVE  
03-24-2006 At 03:57 pm.  
QUIT CLAIM 28.00  
OR Book 2289 Page 1298 - 1299

September 9, 2024

The Honorable Council:

A check of the records of this office shows no current criminal record on the following:

Shirlee Whitson

Whitson Hotel Operations LLC, DBA Hilton Garden Inn, 1050 Interstate Dr  
W, Findlay, OH 45840

Sincerely,

 1317

James H. Mathias  
Chief of Police



**NOTICE TO LEGISLATIVE  
AUTHORITY**

**OHIO DIVISION OF LIQUOR CONTROL**  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

9588875 <small>PERMIT NUMBER</small>		STCK <small>TYPE</small>		WHITSON HOTEL OPERATIONS LLC DBA HILTON GARDEN INN 1050 INTERSTATE DR W FINDLAY OH 45840
ISSUE DATE				
05 16 2023 <small>FILING DATE</small>				
D5A D6 <small>PERMIT CLASSES</small>				
32	044	A	D82048	
<small>TAX DISTRICT</small>		<small>RECEIPT NO.</small>		

RECEIVED  
SEP 09 2024  
MAYOR'S OFFICE

FROM 09/06/2024

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 09/06/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 10/07/2024

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES **A STCK 9588875**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF FINDLAY CITY COUNCIL  
MUNICIPAL BLDG RM 114  
318 DORNEY PLAZA  
FINDLAY OHIO 45840-3346**

10001 # 400988 / \$100

Office Hours  
8:00 a.m. - 5:00 p.m.  
For Questions call  
(614) 644-3156

Ohio Department of Commerce - Division of Liquor Control  
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005  
<http://www.com.ohio.gov/liqr>  
**APPLICATION FOR CHANGE OF LLC MEMBERSHIP INTERESTS**  
**PROCESSING FEE \$100.00**  
**CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING**



PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING:

Permit Holder Name: <b>Whitson Hotel Investors, LLC</b>		Permit Premises Address: <b>1050 Interstate Drive West Findlay, OH 45840</b>	
Liquor Permit Number(s): <b>9588875</b>	Federal Tax ID Number: [REDACTED]		

Email Address: **G J o h n s t o n @ h o r i z o n h o s p i t a l i t y l l c . c o m**

Attorney's Name, Address and Telephone Number (If represented):  
**Joseph Berkebile, Esquire**

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General, or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

**PLEASE COMPLETE ALL AREAS OF SECTION A & B BELOW**

**Section A - PREVIOUS** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) <b>George M. Whitson</b>	[REDACTED]	President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest >5 %	[REDACTED]
2) <b>Shirlee J. Whitson</b>	[REDACTED]	Vice President	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest >5 %	[REDACTED]
3)		<input type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)		<input type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	

**Section B - REVISED** List of managing members and all persons with a 5% or greater membership or voting interest in the LLC

NAME	SOCIAL SECURITY # OR FEDERAL TAX ID #	OFFICE HELD	INTEREST	BIRTHDATE
1) <b>Shirlee J. Whitson Trust</b>	[REDACTED]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest 10 %	n/a
2) <b>George M. Whitson Irrevocable Trust</b>	[REDACTED]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input checked="" type="checkbox"/> Membership interest 90 %	n/a
3)		<input type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	
4)		<input type="checkbox"/>	<input type="checkbox"/> Managing Member <input type="checkbox"/> Voting interest _____ % <input type="checkbox"/> Membership interest _____ %	



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

Rob Martin BSN, MBA  
Service-Safety Director

September 24, 2024

Honorable City Council  
City of Findlay, Ohio

RE: Appointment to Blanchard Valley Port Authority

Dear Council Members:

This letter will serve as my request for your confirmation of appointment of Patrick Sadowski to the Blanchard Valley Port Authority.

Mr. Sadowski has expressed a desire and willingness to serve the community as a member of the Blanchard Valley Port Authority. Mr. Sadowski will be filling the unexpired term of Kirby Overton who resigned effective September 30, 2024. Mr. Sadowski's appointment will be effective September 30, 2024, through June 30, 2026.

I trust that you will concur with my choice and confirm my appointment. Thank you for your consideration.

Sincerely,

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

Christina M. Muryn  
Mayor

cc: Patrick Sadowski  
Blanchard Valley Port Authority  
Donald J. Rasmussen, Director of Law

Honorable City Council

September 25, 2024

RE: A1 Hangar Door Repairs, Project No. 35242200

Dear Council Members:

The Findlay Airport is working to replace the existing hangar doors on Hangar A1. When the Airport sought for quotes to perform the replacement, it was found that only two companies in Ohio sell Powerlift hydraulic hangar doors. Airport staff received quotes from the two companies and it was determined that Metal Monkey Welding & Fabrication from Sugarcreek, OH offered the most reasonable quote.

As part of their quote, Metal Monkey will take care of everything from demo of the existing doors, replacement of necessary frames, and installation of the new doors. Due to the condition of the doors, the doors are restricted on how far they can be opened which limits the size of aircraft that can be stored in the hangar. To ensure that we can get the doors replaced in a timely manner and the Airport is not losing any additional revenue, it is desired to waive the formal bidding process and to enter into contracts with Metal Monkey Welding & Fabrication to replace the hangar doors.

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, and enter in to contracts with Metal Monkey to replace the existing hangar doors.

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

Sincerely,



Jeremy Kalb, P.E.  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING  
DEPARTMENT

JEREMY D. KALB, PE  
CITY ENGINEER

Honorable City Council  
Findlay, OH 45840

September 25, 2024

RE: STRICT Center- Enhancements, Project No. 31944900

Dear Council Members,

The Findlay Fire Department has received a \$100,000 donation from the Elaine and Gene Stevens Family to go forwards future enhancements at the STRICT Center. The donated funds will be going towards future enhancements such as, but not limited to, training apparatus, technology improvements, site enhancements, and training material. At this time, it is desired to appropriate the donated funds into the STRICT Center-Enhancements for future use.

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

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

**FROM: General Fund (Donations)**

**\$ 100,000**

TO: STRICT Center-Enhancements (31944900)

\$ 100,000

Sincerely,

Jeremy Kalb, PE  
City Engineer

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



## Immigration Task Force

Wednesday, August 21, 10:00am-11:00am

City Council Chambers, 318 Dorney Plaza

### Agenda

Mayor's Update

Strategic Plan Update

Communications: Joy Brown

Police: Chief Mathias

Health System: Dr. Bill Kose, BVHS\* pending confirmation

Workgroup Time: Please fill out the service provider form and return to Jaclynn by Friday, August 30<sup>th</sup>.

### Contacts

Mayor Muryn, [mayor@findlayohio.gov](mailto:mayor@findlayohio.gov)

Jaclynn Hohman, Mayor's Office, [jhohman@findlayohio.gov](mailto:jhohman@findlayohio.gov)

Zach Thomas, CCE/ADAMHS, [Zachary.thomas@findlay.edu](mailto:Zachary.thomas@findlay.edu)

### Events

Head to [findlaylibrary.org/events](http://findlaylibrary.org/events) to access the English class schedule.

*For all other community events head to [visitfindlay.com/events](http://visitfindlay.com/events).*



## MINUTES

Mayor Muryn welcomed the group and gave general updates based on the Strategic Plan (resource guides, translation, ESL classes, etc). Muryn reminded the group that the City of Findlay is not bringing individuals here and is not paying for their housing, food, transportation, or anything else. She briefly touched on her conversation with the Governor's office and mentioned that the state is working on improving traffic safety. Muryn reminded the task force that the ultimate goal is helping individuals to better understand the ways of our community and help them to learn English so that they are able to be self-sufficient contributing members of our community. Discussions are taking place with community partners about the needs of different organizations specifically related to translation costs. She stated that roughly 1,000 immigrants are in our community and reassured the group that the decline in population and large amount of vacant housing is what allowed Springfield to grow so much. Muryn told the group that she will be speaking with local human resource offices regarding cultural education for employees as well as to address healthcare needs.

Joy Brown gave an update on the communications plan. She is researching a list of different stories to educate the community about the immigration process, cultural differences, human interest stories, etc.

Dr. William Kose gave an update regarding health care in the community. He reported that translation service costs are up. The healthcare system is discussing a possible clinic or certain hours for non-English speakers to attend where a translator will be present. Healthcare is very different in Haiti and it is difficult for individuals to sign up for healthcare or understand the information when it is provided in English. Concerns were brought forward from attendees regarding holding employers accountable.

Chief James Mathias gave an update regarding what the Police department is experiencing. He said that they are focused on finding ways to educate the immigrant population and enforcement. He reported that they are not seeing violent crimes occur but rather traffic issues. If someone has a concern in the community they are doing their best to address it immediately but make sure that there is education involved (ex. No littering). Mathias explained that if someone commits a felony that Border Control will place an Ice Hold on the individual. They are only deported if they are convicted of committing a felony and that is up to Border Patrol, not local Police. Mathias reminded the group to please contact the Police first if they or any immigrants are experiencing issues. Concerns were raised about how domestic disputes are handled. Mathias stated that they are handled the same as any other U.S. citizen case and they are unable to press charges if the individuals do not want to speak with law enforcement.



Jaclynn Hohman reminded the group to send her common phrases that would be helpful to have translation. She gave out the form for people to fill out (Attachment A) and return to her so that she can work on an FAQ document to be given to newcomers. Jaclynn told the group to please reach out with any questions and thanked them for the work they are doing for the community.

The meeting concluded.





**ATTACHMENT A**

**SERVICE PROVIDER FORM**

**Organization:** \_\_\_\_\_

**Service Area:**  Findlay  Hancock County  Other: \_\_\_\_\_

**Please describe what services you provide that are available to non-U.S. citizens:**

---

---

---

---

**What do you currently use for translation services?**

---

---

---

---

**What are the FAQs that you receive? This information will help us put together a comprehensive list for organizations to turn to.**

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
\_\_\_\_\_
5. \_\_\_\_\_  
\_\_\_\_\_

Honorable City Council  
Findlay, OH 45840

September 24, 2024

RE: CSO Long Term Control Plan (LTCP) Amendment  
Project No. 35626200

Dear Council Members,

As discussed in the Sewer & Water Committee, the Engineering Department is working with Strand and Associates to amend the Combine Sewer Overflow Long Term Control Plan. At this time, it is desired to appropriate the necessary funds continue on with Phase II of the Long-Term Control Plan.

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

<b>FROM: Sewer Fund</b>	<b>\$217,000</b>
TO: CSO LTCP Amendment Project No. 35626200	\$ 217,000

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

Sincerely,



Jeremy Kalb, P.E.  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING  
DEPARTMENT

JEREMY D. KALB, PE  
City Engineer

Honorable City Council

September 26, 2024

RE: Howard Run Ditch Cleaning, Project No. 32549500

Dear Council Members:

As discussed in the September 18<sup>th</sup> Water & Sewer Committee meeting, the funding amount was amended to cover only the cost of residents within the City of Findlay limits. This amended amount will cover the Engineering, Construction and 5% maintenance fee that was assessed to the current residents within the City Limits. From the documents that were supplied to us, the appropriation will be amended to \$301,614.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to amend Resolution 029-2024:

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

Sincerely,

Jeremy Kalb, P.E.  
City Engineer

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING DEPARTMENT

JEREMY D. KALB, PE  
City Engineer

Honorable City Council

September 25, 2024

RE: Transfer of ARPA Funds

Dear Council Members:

As discussed in the previous Council meeting, we will be realigning some of the ARPA funds to ensure that the funds are properly obligated prior to the December 31<sup>st</sup> deadline. A number of the projects had money left over after completion, so those funds will be transferred out to additional project.

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

<b>FROM: ARPA Fund</b>	<b>\$ 63,402.31</b>
<b>FROM: General Fund (Returned ARPA)</b>	<b>\$ 20,111.09</b>
<b>FROM: Tree Planting (31925600)</b>	<b>\$ 20,486.60</b>
<b>FROM: Emory-Fort Findlay (31931200)</b>	<b>\$ 27,000.00</b>
<b>TO: City Mission ARPA Subgrant (31945600)</b>	<b>\$ 131,000.00</b>
<b>FROM: ADA Transition Plan (31925000)</b>	<b>\$ 1,200.00</b>
<b>FROM: Demolition Program (31925800)</b>	<b>\$ 80,000.00</b>
<b>FROM: 2024 ARPA Police Vehicle (31932600)</b>	<b>\$ 2,333.31</b>
<b>FROM: Tree Planting (31925600)</b>	<b>\$ 2,759.10</b>
<b>FROM: General Fund (Returned ARPA)</b>	<b>\$ 3,707.59</b>
<b>TO: Raise the Bar (31945200)</b>	<b>\$ 90,000.00</b>
<b>FROM: Tree Planting (31925600)</b>	<b>\$ 22,640.00</b>
<b>TO: Police Command Trailer Equipment (31945100)</b>	<b>\$ 22,640.00</b>
<b>FROM: Emory-Fort Findlay (31931200)</b>	<b>\$ 2,527.09</b>
<b>TO: Bulk Trash &amp; Tire Dropoff (31934300)</b>	<b>\$ 2,527.09</b>

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

**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
- Jeremy Kalb, City Engineer
- Jason Phillips, Water Treatment Superintendent
- 
- 

**Meeting Start Time:** 5:30 p.m.**Meeting End Time:** 6:00 p.m.**Guests:**

- Holly Frische, Ward 1 Council Rep
- Jeff Wobser, At-large Council Rep

## Agenda:

### Call to Order

- Meeting was not live streamed

### Roll Call

- Mr. DeArment was unavailable to attend.

### Approval of Minutes

- Approval of June 12, 2024, meeting minutes (Palmer / Greeno); approved 4-0

### New Items

#### 1. Emergency Water Plant Maintenance

City Engineer Kalb described the problem:

- A hole developed in the suction line of the high service pump #6 in the Water Treatment Plant on Sunday morning
- Attempts to repair the suction line proved unsuccessful
- This removed two of six total pumps from operation.
- Approximately 1 million gallons of treated water was being lost per day
- Citizens were not impacted by this incident; the WTP has ample capacity to continue to meet the water needs of its customers.

Kalb & Water Superintendent Phillips describe remediation efforts and steps taken to resolve the issue:

- Production was increased to approximately 7.4 million gallons/day from a normal 6-6.5 million gallons/day to compensate
- Mosser Construction, who is currently working on a project at the reservoir, was contacted for emergency assistance. Mosser provided a scuba diver, who had already been scheduled to work at the reservoir on Wednesday, July 31, to enter the clear well and plug the 20-inch pipe entrance, stemming the flow of water to the compromised pipe.
- A six-week Lead time was estimated for arrival of the replacement pipe; steps have been taken to get the necessary parts in anticipation of Council's action.
- Kalb estimated that the repair could take up to one week once parts were available.

Mosser and Kirk Brothers Construction were contacted and asked about their availability to repair the problem and to provide cost estimates for the repair. Mosser provided an estimate and indicated that they were able to affect the repair as soon the necessary parts were available. Kirk Brothers declined to provide an estimate in light of Mosser's availability and work to-date on the problem.

Kalb requested a \$200,000 appropriation for this emergency repair project.

Kalb noted that Mosser was extremely helpful in this situation, providing the diver at its regular rate (vs. an emergency rate) and in a timely manner. He noted that this is a benefit of having a good working relationship with Mosser. Kalb also thanked Kirk Brothers for their timely response and consult on the situation.

The committee had discussions about worst case scenarios (i.e. what could go wrong next) and proactive steps to mitigate these potential problems. It was noted that the remaining four operational pumps were being closely monitored and their usage rotated to reduce operational strain on them. The committee also discussed how the yet to be scheduled Master Plan project would be expected to identify potential issues such as this one.

The committee discussed how this is a problem that must be fixed and that there was little option but to recommend appropriation of \$200,000. The committee discussed if it were possible to go to bid for the labor portion of the project and if doing so would be wise. The consensus was that the potential labor savings would be minor and that the potential delay to the repair timeline outweighed that benefit of the potential savings.

**Motion:**

- Recommend that Council:
  1. Appropriate of \$200,000 for emergency repairs in the water treatment plant
  2. Waive formal bid process requirements for this project
- Motion Greeno; Second Bauman
- Motion approved (4-0)

**Adjournment**

*Grant C Russel*

---

Grant Russel, Water & Sewer Committee Chair

**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss long-term control plan funding.

We recommend

*appropriation of \$217,000 out of the sewer fund for Phase 2 work on the Long Term Control Plan*

Aye  Nay

*Grant Russel*  
Grant Russel, Chairman *motion*

Aye  Nay

*ABSENT*  
Brian Bauman

Aye  Nay

*Dan DeArment*  
Dan DeArment

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

DATED: September 18, 2024

Aye  Nay

*Randy Green*  
Randy Green *SECOND*

COMMITTEE:  
WATER & SEWER

Aye  Nay

*Josh Palmer*  
Josh Palmer

**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss Howard Run Ditch maintenance funding.

*We recommend*

- allocation of \$301,614 to cover assessments & maintenance costs inside the city limits
  - a MOU be executed prior to transfer of funds
- Grant Russel* MOTION  
Grant Russel, Chairman

Aye  Nay

*ABSENT*

Aye  Nay

Brian Bauman

Aye  Nay

*Dan DeArment* SECONDS

Dan DeArment

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

**DATED:** September 18, 2024

Aye  Nay

*Randy Greeno*

Randy Greeno

**COMMITTEE:**  
**WATER & SEWER**

Aye  Nay

*Josh Palmer*

Josh Palmer



**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to discuss extending sanitary sewer to properties within City limits that are on a septic system (continued).

We recommend

*continue by sending letters to identified property owners and continue to gather data*

Aye  Nay

*Grant Russel*  
Grant Russel, Chairman

Aye  Nay

*ABSENT*  
Brian Bauman

Aye  Nay

*Dan DeArment*  
Dan DeArment

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

DATED: September 18, 2024

Aye  Nay

*Randy Greeno*  
Randy Greeno *SECOND*

COMMITTEE:  
WATER & SEWER

Aye  Nay

*Josh Palmer*  
Josh Palmer

**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to determine policies and procedures for instituting utility billing rate changes (*continued*).

*We recommend*

*- to cleaning language in Water<sup>Rate</sup> & Sewer Process ~~and~~ document and incorporate into the Water Rules & Sewer Rules*

Aye  Nay *Grant Russel*  
Grant Russel, Chairman

Aye  Nay *ABSENT*  
Brian Bauman

Aye  Nay *Dan DeArment*  
Dan DeArment

Aye  Nay *Randy Greeno*  
Randy Greeno

Aye  Nay *Josh Palmer*  
Josh Palmer

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

DATED: September 18, 2024

COMMITTEE:  
WATER & SEWER

## Water Rate Review Process

The administration shall conduct an annual comprehensive analysis of the City of Findlay Water Fund to assure solvency and sustainability. The analysis will include an inclusive look at operational expenses, capital demands and the revenue produced from all water specific services. The benefit of such an analysis is to ensure that operational demands and capital project support needs are being properly funded by consumption revenues generated with sensible water rates.

The administration shall make a presentation to the Water & Sewer Committee of this analysis annually, in the third quarter of the year prior to the second Council meeting in September. The administration shall propose any recommendations for rates adjustments at this meeting.

The presentation shall provide a financial summary of the condition of the Water Fund using a pro forma based upon current water rates. If a rate change is recommended, an additional pro forma will be presented based upon the recommended water rates.

The pro forma(s) shall:

- incorporate all revenue streams including those from consumption, broken down by meter size and utilization (residential, commercial & industrial), bond funding, and grant funding (both known and expected).
- incorporate all expense streams including operating costs (labor, materials, chemicals, utilities, subcontractors), capital costs (tied to the 10-year capital plan).
- project revenues and expenses for a ten-year period starting in the year after the current year. (Example: a pro forma presented in Q3 2024 shall include the years 2024 through 2035.)

The Water & Sewer Committee shall evaluate the data and any recommendations for rate adjustments (if made). The Water & Sewer Committee shall make a recommendation to the full Council in support for or opposition to any recommended rate adjustments and/or continuation of current water rates.

Per Ohio Revised Code 743.04(A), the Service-Safety Director is responsible for the setting of water rates. The Service-Safety Director shall take into consideration full Council's support for or opposition to any recommended rate adjustments and/or continuation of current water rates when setting water rates.

Every five years, the administration shall engage a third-party firm to conduct a detailed rate analysis similar to the '2009 Utility Rate Study' conducted by Red Oak Consulting and presented in final draft in August 2010. Such a study shall include benchmarking our rates against similar communities in Ohio. The five-year period may be extended with the support of the Water & Sewer Committee and of the full Council.

**COMMITTEE REPORT**

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

The **WATER AND SEWER COMMITTEE** met on September 18, 2024 to review rates for water, sewer and/or storm water utilities.

*We recommend*

*— no rate charges to any utility  
in 2025*

Aye  Nay

*J+C Amosel motion*  
Grant Russel, Chairman

Aye  Nay

*ABSENT*  
Brian Bauman

Aye  Nay

*Dan DeArment*  
Dan DeArment

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

**DATED:** September 18, 2024

Aye  Nay

*Randy Greeno*  
Randy Greeno

**COMMITTEE:**  
**WATER & SEWER**

Aye  Nay

*Josh Palmer*  
Josh Palmer

SEWER FUND FORECAST											
FOR DISCUSSION PURPOSES ONLY	2023 ACTUAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUES</b>											
Operating Revenues	\$ 9,316,371	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783	\$ 10,347,783
Revenue Change from Rate Change	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 9,316,371</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>	<b>\$ 10,347,783</b>
<b>OPERATING EXPENSE</b>											
<b>OPERATION &amp; MAINTENANCE EXPENSE</b>											
Water Pollution Control OP	\$ 3,828,412	\$ 3,916,749	\$ 4,034,251	\$ 4,155,279	\$ 4,279,937	\$ 4,408,336	\$ 4,540,586	\$ 4,676,803	\$ 4,817,107	\$ 4,961,620	\$ 5,110,469
Sewer Maintenance DP	\$ 1,209,710	\$ 1,236,690	\$ 1,273,791	\$ 1,312,004	\$ 1,351,365	\$ 1,391,905	\$ 1,433,663	\$ 1,476,673	\$ 1,520,973	\$ 1,566,602	\$ 1,613,600
<b>SUBTOTAL OPERATING EXPENSE</b>	<b>\$ 5,038,122</b>	<b>\$ 5,153,439</b>	<b>\$ 5,308,042</b>	<b>\$ 5,467,283</b>	<b>\$ 5,631,302</b>	<b>\$ 5,800,241</b>	<b>\$ 5,974,248</b>	<b>\$ 6,153,476</b>	<b>\$ 6,338,080</b>	<b>\$ 6,528,222</b>	<b>\$ 6,724,069</b>
<b>DEBT SERVICE</b>											
EPA Loan 2001	\$ 106,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimate Loan and/or Bond Amount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL DEBT SERVICE</b>	<b>\$ 106,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Debt/Revenue (%)	1.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>TOTAL OPERATING BUDGET EXPENSE</b>	<b>\$ 5,144,900</b>	<b>\$ 5,153,439</b>	<b>\$ 5,308,042</b>	<b>\$ 5,467,283</b>	<b>\$ 5,631,302</b>	<b>\$ 5,800,241</b>	<b>\$ 5,974,248</b>	<b>\$ 6,153,476</b>	<b>\$ 6,338,080</b>	<b>\$ 6,528,222</b>	<b>\$ 6,724,069</b>
<b>WORKING CAPITAL EXPENSES</b>											
<b>CAPITAL IMPROVEMENT PLAN PROJECTIONS</b>											
Capital Budget	\$ 4,569,000	\$ 4,809,000	\$ 1,700,000	\$ 7,135,000	\$ 7,035,000	\$ 4,210,000	\$ 5,222,500	\$ 6,512,500	\$ 7,647,500	\$ 6,287,500	\$ 7,250,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL EXPENSE</b>	<b>\$ 4,569,000</b>	<b>\$ 4,809,000</b>	<b>\$ 1,700,000</b>	<b>\$ 7,135,000</b>	<b>\$ 7,035,000</b>	<b>\$ 4,210,000</b>	<b>\$ 5,222,500</b>	<b>\$ 6,512,500</b>	<b>\$ 7,647,500</b>	<b>\$ 6,287,500</b>	<b>\$ 7,250,000</b>
<b>WATER FUND EXPENSE COMBINED</b>											
Total Operating Expense	\$ 5,144,900	\$ 5,153,439	\$ 5,308,042	\$ 5,467,283	\$ 5,631,302	\$ 5,800,241	\$ 5,974,248	\$ 6,153,476	\$ 6,338,080	\$ 6,528,222	\$ 6,724,069
Capital Improvement Expense	\$ 4,569,000	\$ 4,809,000	\$ 1,700,000	\$ 7,135,000	\$ 7,035,000	\$ 4,210,000	\$ 5,222,500	\$ 6,512,500	\$ 7,647,500	\$ 6,287,500	\$ 7,250,000
<b>TOTAL EXPENSES</b>	<b>\$ 9,713,900</b>	<b>\$ 9,962,439</b>	<b>\$ 7,008,042</b>	<b>\$ 12,602,283</b>	<b>\$ 12,666,302</b>	<b>\$ 10,010,241</b>	<b>\$ 11,196,748</b>	<b>\$ 12,665,976</b>	<b>\$ 13,985,580</b>	<b>\$ 12,815,722</b>	<b>\$ 13,974,069</b>
<b>YEAR END SEWER FUND BALANCE</b>											
Sewer Fund Balance	\$ 10,703,687	\$ 12,197,337	\$ 16,187,077	\$ 14,582,577	\$ 12,914,058	\$ 13,901,600	\$ 13,702,635	\$ 12,034,442	\$ 9,046,645	\$ 7,228,706	\$ 4,252,420
Fund Balance Adjustment from Budget or Capital Returns (Projected Amount if Italicized)	\$ 1,108,306	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
<b>TOTAL SEWER FUND BALANCE</b>	<b>\$ 11,811,993</b>	<b>\$ 12,847,337</b>	<b>\$ 16,837,077</b>	<b>\$ 15,232,577</b>	<b>\$ 13,564,058</b>	<b>\$ 14,551,600</b>	<b>\$ 14,352,635</b>	<b>\$ 12,684,442</b>	<b>\$ 9,696,645</b>	<b>\$ 7,878,706</b>	<b>\$ 4,902,420</b>
Minimum Reserve	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238	\$ 1,909,238
<i>Carryforward in Excess of Proposed Reserve</i>	\$ 9,902,755	\$ 10,938,099	\$ 14,927,839	\$ 13,323,339	\$ 11,654,820	\$ 12,642,362	\$ 12,443,397	\$ 10,775,204	\$ 7,787,407	\$ 5,969,468	\$ 2,993,182

\*\* Capital expense assumes no grants

STORMWATER FUND FORECAST											
FOR DISCUSSION PURPOSES ONLY	2023 ACTUAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUES</b>											
Operating Revenues	\$ 799,029	\$ 800,808	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500	\$ 795,500
Revenue Change from Rate Change	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 799,029</b>	<b>\$ 800,808</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>	<b>\$ 795,500</b>
<b>OPERATING EXPENSE</b>											
<b>OPERATION &amp; MAINTENANCE EXPENSE</b>											
Stormwater OP- Personal Services	\$ 182,674	\$ 190,433	\$ 198,050	\$ 205,972	\$ 214,211	\$ 222,780	\$ 231,691	\$ 240,958	\$ 250,597	\$ 260,621	\$ 271,046
Stormwater OP-Other	\$ 126,050	\$ 130,073	\$ 135,276	\$ 140,687	\$ 146,314	\$ 152,167	\$ 158,254	\$ 164,584	\$ 171,167	\$ 178,014	\$ 185,134
<b>SUBTOTAL OPERATING EXPENSE</b>	<b>\$ 308,724</b>	<b>\$ 320,506</b>	<b>\$ 333,326</b>	<b>\$ 346,659</b>	<b>\$ 360,526</b>	<b>\$ 374,947</b>	<b>\$ 389,945</b>	<b>\$ 405,542</b>	<b>\$ 421,764</b>	<b>\$ 438,635</b>	<b>\$ 456,181</b>
<b>DEBT SERVICE</b>											
Estimate Loan and/or Bond Amount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
<b>SUBTOTAL DEBT SERVICE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>
Debt/Revenue (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>TOTAL OPERATING BUDGET EXPENSE</b>	<b>\$ 308,724</b>	<b>\$ 320,506</b>	<b>\$ 333,326</b>	<b>\$ 346,659</b>	<b>\$ 360,526</b>	<b>\$ 374,947</b>	<b>\$ 389,945</b>	<b>\$ 405,542</b>	<b>\$ 421,764</b>	<b>\$ 438,635</b>	<b>\$ 456,181</b>
<b>WORKING CAPITAL EXPENSES</b>											
<b>CAPITAL IMPROVEMENT PLAN PROJECTIONS</b>											
Capital Budget	\$ 1,575,000	\$ 627,500	\$ 1,025,000	\$ 625,000	\$ 545,000	\$ 545,000	\$ 720,000	\$ 645,000	\$ 870,000	\$ 995,000	\$ 995,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL EXPENSE</b>	<b>\$ 1,575,000</b>	<b>\$ 627,500</b>	<b>\$ 1,025,000</b>	<b>\$ 625,000</b>	<b>\$ 545,000</b>	<b>\$ 545,000</b>	<b>\$ 720,000</b>	<b>\$ 645,000</b>	<b>\$ 870,000</b>	<b>\$ 995,000</b>	<b>\$ 995,000</b>
<b>WATER FUND EXPENSE COMBINED</b>											
Total Operating Expense	\$ 308,724	\$ 320,506	\$ 333,326	\$ 346,659	\$ 360,526	\$ 374,947	\$ 389,945	\$ 405,542	\$ 421,764	\$ 438,635	\$ 456,181
Capital Improvement Expense	\$ 1,575,000	\$ 627,500	\$ 1,025,000	\$ 625,000	\$ 545,000	\$ 545,000	\$ 720,000	\$ 645,000	\$ 870,000	\$ 995,000	\$ 995,000
<b>TOTAL EXPENSES</b>	<b>\$ 1,883,724</b>	<b>\$ 948,006</b>	<b>\$ 1,358,326</b>	<b>\$ 971,659</b>	<b>\$ 905,526</b>	<b>\$ 919,947</b>	<b>\$ 1,109,945</b>	<b>\$ 1,050,542</b>	<b>\$ 1,291,764</b>	<b>\$ 1,433,635</b>	<b>\$ 1,451,181</b>
<b>YEAR END STORMWATER FUND BALANCE</b>											
Stormwater Fund Balance	\$ 1,952,950	\$ 1,848,342	\$ 1,305,516	\$ 1,149,356	\$ 1,059,331	\$ 954,884	\$ 660,440	\$ 425,397	\$ (50,867)	\$ (669,001)	\$ (1,304,682)
Fund Balance Adjustment from Budget or Capital Returns (Projected Amount if Italicized)	\$ 42,590	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<b>TOTAL STORMWATER FUND BALANCE</b>	<b>\$ 1,995,540</b>	<b>\$ 1,868,342</b>	<b>\$ 1,325,516</b>	<b>\$ 1,169,356</b>	<b>\$ 1,079,331</b>	<b>\$ 974,884</b>	<b>\$ 680,440</b>	<b>\$ 445,397</b>	<b>\$ (30,867)</b>	<b>\$ (649,001)</b>	<b>\$ (1,284,682)</b>
Minimum Reserve	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<i>Carryforward in Excess of Proposed Reserve</i>	<i>\$ 1,495,540</i>	<i>\$ 1,368,342</i>	<i>\$ 825,516</i>	<i>\$ 669,356</i>	<i>\$ 579,331</i>	<i>\$ 474,884</i>	<i>\$ 180,440</i>	<i>\$ (54,603)</i>	<i>\$ (530,867)</i>	<i>\$ (1,149,001)</i>	<i>\$ (1,784,682)</i>

\*\* Capital expense assumes no grants



		WATER FUND FORECAST										
FOR DISCUSSION PURPOSES ONLY		2023 ACTUAL	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>REVENUES</b>												
Operating Revenues	\$	9,092,778	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842	\$ 12,769,842
Revenue Change from Rate Change	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$</b>	<b>9,092,778</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>	<b>\$ 12,769,842</b>
<b>OPERATING EXPENSE</b>												
<b>OPERATION &amp; MAINTENANCE EXPENSE</b>												
Water Treatment Plant OP	\$	4,154,035	\$ 4,841,901	\$ 4,987,158	\$ 5,136,773	\$ 5,290,876	\$ 5,449,602	\$ 5,613,090	\$ 5,781,483	\$ 5,954,927	\$ 6,133,575	\$ 6,317,583
Water Distribution OP	\$	2,585,813	\$ 2,832,484	\$ 2,917,459	\$ 3,004,982	\$ 3,095,132	\$ 3,187,986	\$ 3,283,625	\$ 3,382,134	\$ 3,483,598	\$ 3,588,106	\$ 3,695,749
Supply Reservoir OP	\$	1,196,221	\$ 1,520,179	\$ 1,565,784	\$ 1,612,758	\$ 1,661,141	\$ 1,710,975	\$ 1,762,304	\$ 1,815,173	\$ 1,869,628	\$ 1,925,717	\$ 1,983,489
Utility Billing OP	\$	1,806,889	\$ 1,775,336	\$ 1,828,596	\$ 1,883,454	\$ 1,939,958	\$ 1,999,156	\$ 2,058,101	\$ 2,119,844	\$ 2,183,439	\$ 2,248,943	\$ 2,316,411
<b>SUBTOTAL OPERATING EXPENSE</b>	<b>\$</b>	<b>9,742,958</b>	<b>\$ 10,969,900</b>	<b>\$ 11,298,997</b>	<b>\$ 11,637,967</b>	<b>\$ 11,987,106</b>	<b>\$ 12,346,719</b>	<b>\$ 12,717,121</b>	<b>\$ 13,098,634</b>	<b>\$ 13,491,593</b>	<b>\$ 13,896,341</b>	<b>\$ 14,313,231</b>
<b>DEBT SERVICE</b>												
#25050800 (OPWC LOAN - BROAD AVE WATERLINE)	\$	10,000	\$ 10,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
#25052600 (OWDA LOAN - WTP IMPROVEMENTS)	\$	273,168	\$ 273,783	\$ 275,582	\$ 275,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
#25050900 (OPWC LOAN - W MELROSE WATERLINE)	\$	9,680	\$ 9,680	\$ 9,680	\$ 9,680	\$ 9,680	\$ 9,680	\$ -	\$ -	\$ -	\$ -	\$ -
#25050700 (OPWC LOAN - CR144 WATERLINE)	\$	9,243	\$ 9,243	\$ 9,243	\$ 9,243	\$ 9,243	\$ 9,243	\$ -	\$ -	\$ -	\$ -	\$ -
Estimate Loan and/or Bond Amount	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>SUBTOTAL DEBT SERVICE</b>	<b>\$</b>	<b>302,090</b>	<b>\$ 302,706</b>	<b>\$ 299,505</b>	<b>\$ 294,505</b>	<b>\$ 18,923</b>	<b>\$ 18,923</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>
Debt/Revenue (%)		3.32%	2.37%	2.35%	2.31%	0.15%	0.15%	3.92%	3.92%	3.92%	3.92%	3.92%
<b>TOTAL OPERATING BUDGET EXPENSE</b>	<b>\$</b>	<b>10,045,048</b>	<b>\$ 11,272,606</b>	<b>\$ 11,598,502</b>	<b>\$ 11,932,472</b>	<b>\$ 12,006,029</b>	<b>\$ 12,365,642</b>	<b>\$ 13,217,121</b>	<b>\$ 13,598,634</b>	<b>\$ 13,991,593</b>	<b>\$ 14,396,341</b>	<b>\$ 14,813,231</b>
<b>WORKING CAPITAL EXPENSES</b>												
<b>CAPITAL IMPROVEMENT PLAN PROJECTIONS</b>												
Capital Budget	\$	4,096,500	\$ 3,898,100	\$ 2,010,000	\$ 2,285,000	\$ 1,150,000	\$ 2,745,000	\$ 827,500	\$ 2,237,500	\$ 4,272,500	\$ 1,897,500	\$ 1,112,500
Other	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL EXPENSE</b>	<b>\$</b>	<b>4,096,500</b>	<b>\$ 3,898,100</b>	<b>\$ 2,010,000</b>	<b>\$ 2,285,000</b>	<b>\$ 1,150,000</b>	<b>\$ 2,745,000</b>	<b>\$ 827,500</b>	<b>\$ 2,237,500</b>	<b>\$ 4,272,500</b>	<b>\$ 1,897,500</b>	<b>\$ 1,112,500</b>
<b>WATER FUND EXPENSE COMBINED</b>												
Total Operating Expense	\$	10,045,048	\$ 11,272,606	\$ 11,598,502	\$ 11,932,472	\$ 12,006,029	\$ 12,365,642	\$ 13,217,121	\$ 13,598,634	\$ 13,991,593	\$ 14,396,341	\$ 14,813,231
Capital Improvement Expense	\$	4,096,500	\$ 3,898,100	\$ 2,010,000	\$ 2,285,000	\$ 1,150,000	\$ 2,745,000	\$ 827,500	\$ 2,237,500	\$ 4,272,500	\$ 1,897,500	\$ 1,112,500
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>14,141,548</b>	<b>\$ 15,170,706</b>	<b>\$ 13,608,502</b>	<b>\$ 14,217,472</b>	<b>\$ 13,156,029</b>	<b>\$ 15,110,642</b>	<b>\$ 14,044,621</b>	<b>\$ 15,836,134</b>	<b>\$ 18,264,093</b>	<b>\$ 16,293,841</b>	<b>\$ 15,925,731</b>
<b>YEAR END WATER FUND BALANCE</b>												
Water Fund Balance	\$	4,121,570	\$ 3,534,077	\$ 4,345,417	\$ 3,647,788	\$ 4,011,601	\$ 2,420,801	\$ 1,896,023	\$ (420,269)	\$ (5,164,519)	\$ (7,938,518)	\$ (10,344,407)
Fund Balance Adjustment from Budget or Capital Returns (Projected Amount if italicized)	\$	1,813,370	\$ 1,650,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
<b>TOTAL WATER FUND BALANCE</b>	<b>\$</b>	<b>5,934,941</b>	<b>\$ 5,184,077</b>	<b>\$ 5,095,417</b>	<b>\$ 4,397,788</b>	<b>\$ 4,761,601</b>	<b>\$ 3,170,801</b>	<b>\$ 2,646,023</b>	<b>\$ 329,731</b>	<b>\$ (4,414,519)</b>	<b>\$ (7,188,518)</b>	<b>\$ (9,594,407)</b>
Minimum Reserve	\$	1,612,570	\$ 1,612,570	\$ 2,824,749	\$ 2,909,492	\$ 3,000,000	\$ 3,100,000	\$ 3,200,000	\$ 3,500,000	\$ 3,500,000	\$ 4,000,000	\$ 4,000,000
<i>Carryforward in Excess of Proposed Reserve</i>	\$	<i>4,322,371</i>	<i>\$ 3,571,507</i>	<i>\$ 2,270,668</i>	<i>\$ 1,488,296</i>	<i>\$ 1,761,601</i>	<i>\$ 70,801</i>	<i>\$ (533,977)</i>	<i>\$ (3,170,269)</i>	<i>\$ (7,914,519)</i>	<i>\$ (11,188,518)</i>	<i>\$ (13,594,407)</i>

\*\* Capital expense assumes no grants  
Plant originally built in 1931, 1986 last major renovation. 2007 all chemical feed systems, 2012 SCU#2 and sodium permanganate was added

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
October 1, 2024**

**RESOLUTION NO. 028-2024** (*CR 220/99 Sheetz annexation – services City will provide if annexed in*) **requires three (3) readings** **second reading**  
A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION)).

**RESOLUTION NO. 029-2024** (*Howard Run Ditch cleaning*) **requires three (3) readings** **second reading**  
A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-107** (*Municipal Building LED Replacement Phase 2*) **requires three (3) readings** **third reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-111** (*fifth 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 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. 2024-112** (*Airport fuel budget*) **requires three (3) readings** **second reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.



**RESOLUTION NO. 028-2024**

**A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION)).**

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**RESOLUTION NO. 029-2024**

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

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

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

FROM:	Emory-Fort Findlay Playground #31931200	\$ 311,030.00
TO:	Howard Run Ditch Cleaning #32549500	\$ 311,030.00

SECTION 2: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to authorize said transfer of already appropriated American Rescue Plan Act (ARPA) funds to the Emory-Fort Findlay Playground Project to be utilized for the engineering, construction, and maintenance fees of the Howard Run Ditch Cleaning Project.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

## ORDINANCE NO. 2024-107

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, 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 Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to advertise for bids and enter into contracts for the Municipal Building LED Replacement Phase 2 Project No. 31942700.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 2,000.00
TO:	Municipal Building LED Replacement Phase 2	\$ 2,000.00
	<i>Project #31942700</i>	

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 advertise for bids and enter into contracts for the Municipal Building LED Replacement Phase 2 Project No. 31942700, as well as appropriate funds, so that said project may proceed.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

# ORDINANCE NO. 2024-111

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 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	\$ 120,000.00
TO:	Municipal Building Door Locks #31932200	\$ 75,000.00
TO:	Roadway Resurfacing-Cemetery #31944500	\$ 40,000.00
TO:	HAN-Melrose/Broad Avenue Resurfacing PID117615 #32844200	\$ 5,000.00
FROM:	Water Fund	\$ 120,000.00
TO:	Morrical Waterline Replacement Phase I #35744600	\$ 40,000.00
TO:	S. West Street Waterline Replacement #35740400	\$ 80,000.00
FROM:	Sewer Fund	\$ 50,000.00
TO:	Western Avenue Sanitary Sewer Repair #35644700	\$ 25,000.00
TO:	Carnahan Avenue Sanitary Sewer Replacement #35644800	\$ 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. 2024-112

## 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:	Airport Fund	\$ 250,000.00
TO:	Airport #25010000-other	\$ 250,000.00

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 additional fuel may be purchased for resale,

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 \_\_\_\_\_



CHRISTINA M. MURYN, MAYOR

OFFICE OF THE  
DIRECTOR OF LAW  
Donald J. Rasmussen

OCTOBER 1, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, OCTOBER 1, 2024 MEETING.

**RESOLUTIONS**

- 030-2024 A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 1.480 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE WEAVER 6434 COUNTY ROAD 18 ANNEXATION).
- 031-2024 A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 31, T2N, R11E, A TRACT OF LAND CONSISTING OF 48.987 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE COLE COUNTY ROAD 212 ANNEXATION).
- 032-2024 A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, BEING THE SOUTHEAST QUARTER OF SECTION 32, T2N, R11E, ALLEN TOWNSHIP, PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5, T1N, R11E, MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 160.429 ACRES OF LAND, MORE OR LESS OF WHICH 159.288 ACRES LIE WITHIN SECTION 32, ALLEN TOWNSHIP, 0.027 ACRES LIE WITHIN SECTION 4 MARION TOWNSHIP, AND 1.114 ACRES LIE WITHIN SECTION 5 MARION TOWNSHIP (HEREINAFTER REFERRED TO AS THE VORHEESE COUNTY ROAD 212/TOWNSHIP ROAD 99 ANNEXATION).

**ORDINANCES**

- 2024-113 AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS THE BANK STREET VACATION) IN THE CITY OF FINDLAY, OHIO.
- 2024-114 AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 615 EAST EDGAR AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 MEDIUM LOT RESIDENTIAL" TO "R3 SMALL LOT RESIDENTIAL".
- 2024-115 AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS THE UNDEVELOPED PORTION OF WEST SANDUSKY STREET VACATION) IN THE CITY OF FINDLAY, OHIO.
- 2024-116 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 METAL MONKEY WELDING & FABRICATION FOR THE REPLACEMENT OF EXISTING HANGAR DOORS ON HANGAR A1 AT THE CITY OF FINDLAY AIRPORT, AND DECLARING AN EMERGENCY.
- 2024-117 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-118 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-119 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 CONTRACTS IN ORDER TO TRANSFER AND UTILIZE AMERICAN RESCUE PLAN ACT (HEREINAFTER REFERRED TO AS ARPA) FUNDS ON ADDITIONAL PROJECTS, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 030-2024**

**A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 1.480 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE WEAVER 6434 COUNTY ROAD 18 ANNEXATION).**

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

## RESOLUTION NO. 031-2024

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 31, T2N, R11E, A TRACT OF LAND CONSISTING OF 48.987 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE COLE COUNTY ROAD 212 ANNEXATION).

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_



**RESOLUTION NO. 032-2024**

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, BEING THE SOUTHEAST QUARTER OF SECTON 32, T2N, R11E, ALLEN TOWNSHIP, PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5, T1N, R11E, MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 160.429 ACRES OF LAND, MORE OR LESS OF WHICH 159.288 ACRES LIE WITHIN SECTION 32, ALLEN TOWNSHIP, 0.027 ACRES LIE WITHIN SECTION 4 MARION TOWNSHIP, AND 1.114 ACRES LIE WITHIN SECTION 5 MARION TOWNSHIP (HEREINAFTER REFERRED TO AS THE VORHEESE COUNTY ROAD 212/TOWNSHIP ROAD 99 ANNEXATION).

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2024-113**

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

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

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

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

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

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

Vacating the east-west alley between Bank Street and South Blanchard Street, and Lots 4671-4672 and 4715-4716 in the Park Addition.

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

# ORDINANCE NO. 2024-114

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 615 EAST EDGAR AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 MEDIUM LOT RESIDENTIAL" TO "R3 SMALL LOT RESIDENTIAL".

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

SECTION 1: That the following described parcel:

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

Being Lots 50 and 51 in the Buckeye Addition.

Be and the same is hereby rezoned from its respective zoning classifications to R3 Small Lot Residential.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to R3 Small Lot Residential regulations.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2024-115**

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

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

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

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

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

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

Vacating the north-south alley between Lot 4107 and part vacated Hardin Street in the Joy Addition, and Lot 3408 and part of vacated Hardin Street in the Carnahan's Addition.

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2024-116**

**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 METAL MONKEY WELDING & FABRICATION FOR THE REPLACEMENT OF EXISTING HANGAR DOORS ON HANGAR A1 AT THE CITY OF FINDLAY AIPORT, AND DECLARING AN EMERGENCY.**

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

SECTION 1: That the Mayor, Service-Safety Director and/or City Engineer of the City of Findlay, Ohio be and they are hereby authorized to waive formal advertising and bidding and enter into contracts with Monkey Welding & Fabrication for replacement of existing hangar doors on Hangar A1 at the City of Findlay Airport.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to waive formal advertising and bidding and enter into said contracts so that the existing A1 Hangar doors at the City of Findlay Airport may be replaced.

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. 2024-117**

**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 (various contributions and donations)	\$ 100,000.00
TO:	STRICT Center-Enhancements #31944900	\$ 100,000.00

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

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2024-118**

**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:	Sewer Fund	\$ 217,000.00
TO:	CSO LTCP Amendment, Project No. 356262000	\$ 217,000.00

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 in order to continue with the Phase II portion of the Long-Term Control Plan,

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. 2024-119

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 CONTRACTS IN ORDER TO TRANSFER AND UTILIZE AMERICAN RESCUE PLAN ACT (HEREINAFTER REFERED TO AS ARPA) FUNDS ON ADDITIONAL PROJECTS, 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 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:	ARPA Fund	\$	63,402.31	
FROM:	General Fund ( <i>returned ARPA</i> )	\$	20,111.09	
FROM:	Tree Planting #31925600	\$	20,486.60	
FROM:	Emory-Fort Findlay #31931200	\$	27,000.00	
TO:	City Mission ARPA Subgrant (31945600)			\$ 131,000.00
FROM:	ADA Transition Plan (31925000)	\$	1,200.00	
FROM:	Demolition Program (31925800)	\$	80,000.00	
FROM:	2024 ARPA Police Vehicle (31932600)	\$	2,333.31	
FROM:	Tree Planting (31925600)	\$	2,759.10	
FROM:	General Fund ( <i>returned ARPA</i> )	\$	3,707.59	
TO:	Raise the Bar #31945200			\$ 90,000.00
FROM:	Tree Planting (31925600)	\$	22,640.00	
TO:	Police Command Trailer Equipment (31945100)			\$ 22,640.00
FROM:	Emory-Fort Findlay (31931200)	\$	2,527.09	
TO:	Bulk Trash & Tire Dropoff (31934300)			\$ 2,527.09

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 American Rescue Plan Act Funds may be utilized on additional projects.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_