

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

October 15, 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 October 1, 2024 Regular Session City Council meeting minutes.

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

PROCLAMATIONS:

Mayor Muryn – Disabilities Employment Awareness Month

WHEREAS: October 2024 marks the 79th anniversary of National Disability Employment Awareness Month; and

WHEREAS: The purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS: The history of National Disability Employment Awareness Month traces back to 1945 when Congress enacted a law declaring the first week in October each year "National Employ the Physically Handicapped Week." In 1962, the word "physically" was removed to acknowledge the employment needs and contributions of individuals with all types of disabilities. In 1988, Congress expanded the week to a month and changed the name to "National Disability Employment Awareness Month"; and

WHEREAS: Workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS: Activities during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm Findlay, Ohio's commitment to increasing access to good jobs for all workers, including workers with a disability.

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

DISABILITY EMPLOYMENT AWARENESS MONTH

In Findlay, Ohio, and hereby recognize and commemorate the 79th anniversary of National Disability Employment Awareness Month and call upon employers, schools, and other community organizations in Findlay, Ohio, to observe October with appropriate programs and activities, and to ensure that workers with disabilities have access to good jobs every month of every year; and encourage employers to take steps throughout the year to recruit, hire, retain, and advance individuals with disabilities and work to pursue the goals of opportunity, full participation, economic self-sufficiency, and independent living for people with disabilities.

RECOGNITION/RETIREMENT RESOLUTIONS: none

PETITIONS: none

ORAL COMMUNICATIONS: none

WRITTEN COMMUNICATIONS:

email - Laura Goetz, Goodyear Tire & Rubber Company Marketing Manager

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Findlay Police Department Activities Report - September 2024.

City Income Tax Monthly Collection Report – September 2024.

Findlay Fire Department Activities Report - September 2024.

Precipitation and Reservoir levels report – third quarter 2024 (July-September).

City Planning Commission agenda – October 10, 2024; staff report – October 10, 2024; minutes – September 12, 2024.

Traffic Commission minutes – August 19, 2024; September 16, 2024.

A set of summary financial reports for September 30, 2024:

- Summary of Year-To-Date Information as of September 30, 2024
- Financial Snapshot for General Fund as of September 30, 2024
- Open Projects Report as of September 30, 2024
- Cash & Investments as of September 30, 2024

Treasurer’s Reconciliation Report – September 30, 2024.

Findlay Municipal Court Activities Report – September 2024.

Mayor Muryn – CityTax software; Village of McComb start up fee payment

In March this year via City Council approval, the City Income Tax Department started collection services for the Village of McComb income tax. This involved getting the Village of McComb set up in the City of Findlay City Income Tax’s computer system (CityTax). The City of Findlay received an invoice of seven thousand dollars (\$7,000.00) from Innovative Software Services, Inc. to cover the set-up costs in CityTax. The invoice was paid out of the City Income Tax Department’s operating budget software expenses and the Village of McComb was also sent an invoice of seven thousand dollars (\$7,000.00) from the City of Findlay. Payment for said invoice was received by the City Auditor’s office on May 13, 2024 and placed into the City of Findlay Income Tax Department’s professional service fee revenue line item. With the City of Findlay’s annual subscription for the CityTax software is coming up for renewal in December, it will be necessary to transfer the seven thousand dollars (\$7,000.00) that was paid by the Village of McComb from the professional service fee revenue line (041400) to the software expenses line (441700) of the City Income Tax Department operating budget. This appropriation cannot take place without legislative approval from City Council. Ordinance No. 2024-120 was created.

FROM: City Income Tax Fund	\$ 7,000.00
TO: City Income Tax (27047000-other)	\$ 7,000.00

Service-Safety Director Martin – insurance payment for repairs of CUBE’s HVAC system

The City of Findlay has received payment from the City’s insurance company in the amount of sixteen thousand fifty dollars and seventy-five cents (\$16,050.75) for the replacement of the Building Automation System (HVAC system) at The CUBE from damage due to high voltage surge. These funds have been deposited in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2024-121 was created.

FROM: General Fund (insurance proceeds)	\$ 16,050.75
TO: Recreation Department #21044400-other	\$ 16,050.75

City Engineer Kalb – Airport snow removal equipment building, project no. 35232300

The City of Findlay Airport and Engineering Department has finalized the design of the snow removal equipment building and is ready for construction. As discussed in previous capital meetings, the new building will be relocating the snow removal equipment out of the hangars and into its own separate building for storage and maintenance. Relocating these items out of the hangars will free up additional hangar space that can be used for leasing opportunities. Legislation to appropriate and transfer funds is requested. Ordinance No. 2024-122 was created.

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 475,000.00
TO: Airport Snow Removal Equipment Building, <i>Project No. 35232300</i>	\$ 475,000.00

City Engineer Kalb – A1 Hangar Door repairs, project no. 35242200 amendment

As discussed in the previous Council meeting, the City of Findlay Airport will be repairing hangar doors on the A1 Hangar. It was requested to waive the formal bidding process to allow Metal Monkey Welding & Fabrication of Sugarcreek, Ohio to complete the work. The City of Findlay received a quote of ninety-eight thousand five hundred five dollars and no cents (\$98,505.00) from Metal Monkey to complete the necessary work. As part of Ordinance No. 2024-116, the quote amount was not listed on the ordinance. To ensure that proper is being waived, it is requested to add the waived amount of ninety-eight thousand five hundred five dollars and no cents (\$98,505.00) to Ordinance No. 2024-116. Legislation to amend Ordinance No. 2024-116 is requested. Ordinance No. 2024-116 received its first reading during the October 1, 2024 City Council meeting and will receive its second reading during the October 15, 2024 City Council meeting.

City Engineer Kalb – HAN-Lake Cascades & Sixth Street improvements, 2024 TAP application

The City of Findlay has been invited to submit an application for this year’s Transportation Alternative Program (TAP) funds. The City of Findlay Engineering Department would like to submit an application to extend the existing multi-use trail on Lima Avenue south to Lake Cascades. Once on Lake Cascades, the trail will be located on the north side of the roadway and will extend to the east to the existing paths on Blanchard Street and Emory Adams Park. Construction of the project would be during the Ohio Department of Transportation’s (ODOT) 2028 fiscal year and is projected to be a 95-5 funding split with ODOT. Legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to apply for TPA Funds and sign any applicable grant agreements or related documents is requested. Ordinance No. 2024-123 was created.

COMMITTEE REPORTS:

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, October 1, 2024 to discuss the City’s pre-budget and mid-year review. City Auditor Staschiak gave his mid-year update and a pre-budget review.

The **STRATEGIC PLANNING COMMITTEE** met on October 8, 2024 to discuss the implementation of a TIFF District.

We recommend to meet again once legislation is presented. No official vote was taken.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Mohammad Khalil to rezone 1700 Western Avenue from I1 Light Industrial to C2 General Commercial.

We recommend approval of the applicant’s request to rezone 1700 Western Avenue from I1 Light Industrial to C2 General Commercial.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Paul Taschler to rezone 0 Glessner (parcel no. 560001008484) Avenue from I1 Light Industrial to CD Condominium.

We recommend to approve as requested to rezone 0 Glessner Avenue from I1 Light Industrial to CD Condominium.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request to continue September 12, 2024 discussions on cannabis dispensary zoning.

We recommend to continue discussions on C2 zoning, overlay maps of distance from primary or secondary school, daycare, park or church (continue discussion on distance) using 500-1,000 ft radius from restricted institutions (focusing on Trenton, Tiffin, 99, W Main Cross at I-75).

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss American Rescue Plan Act (ARPA) Funds via Ordinance No. 2024-119.

We recommend approval of the ordinance as written. Ordinance No. 2024-119 received its first reading during the October 1, 2024 City Council meeting and will receive its second reading during the October 15, 2024 City Council meeting.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 028-2024 requires three (3) readings **third 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, AS AMENDED requires three (3) readings
(Howard Run Ditch cleaning)

third reading

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

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

second 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

second 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

second 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. 2024-111 requires three (3) readings

third 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. 2024-113 (Bank St/S Blanchard St vacation) requires three (3) readings

second reading

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERRED 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** **second reading**
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 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** **second 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** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING 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. 2024-118 (*CSO long term control plan amendment*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-119 (*transfer of ARPA funds*) **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 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.

ORDINANCE NO. 2024-120 **requires three (3) readings** **first reading**
(*CityTax software; Village of McComb start up fee payment*)
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-121 **requires three (3) readings** **first reading**
(*insurance payment for HVAC system replacement @ The CUBE*)
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-122 **requires three (3) readings** **first reading**
(*Airport snow removal equipment building*)
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-123 **requires three (3) readings** **first reading**
(*HAN-Lake Cascades & Sixth St improvements, 2024 TAP application*)
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR TRANSPORTATION ALTERNATIVE PROGRAM (TAP) FUNDS, AND IF AWARDED, ACCEPT AND UTILIZE FUNDS FOR THE HAN-LAKE CASCADES AND SIXTH STREET IMPROVEMENTS, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:
OLD BUSINESS
NEW BUSINESS

Proclamation

By Mayor Christina M. Muryn
Findlay, Ohio

WHEREAS: October 2024 marks the 79th anniversary of National Disability Employment Awareness Month; and

WHEREAS: The purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS: The history of National Disability Employment Awareness Month traces back to 1945 when Congress enacted a law declaring the first week in October each year "National Employ the Physically Handicapped Week." In 1962, the word "physically" was removed to acknowledge the employment needs and contributions of individuals with all types of disabilities. In 1988, Congress expanded the week to a month and changed the name to "National Disability Employment Awareness Month"; and

WHEREAS: Workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS: Activities during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm Findlay, Ohio's commitment to increasing access to good jobs for all workers, including workers with a disability.

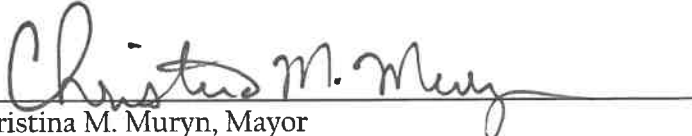
NOW THEREFORE, I, Christina M. Muryn, Mayor of the City of Findlay, Ohio, do hereby proclaim the month of October 2024, as:

DISABILITY EMPLOYMENT AWARENESS MONTH

In Findlay, Ohio, and hereby recognize and commemorate the 79th anniversary of National Disability Employment Awareness Month and call upon employers, schools, and other community organizations in Findlay, Ohio, to observe October with appropriate programs and activities, and to ensure that workers with disabilities have access to good jobs every month of every year; and encourage employers to take steps throughout the year to recruit, hire, retain, and advance individuals with disabilities and work to pursue the goals of opportunity, full participation, economic self-sufficiency, and independent living for people with disabilities.



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


Christina M. Muryn, Mayor

[EXTERNAL]Findlay

Laura Goetz <laura_goetz@goodyear.com>

Mon 10/7/2024 10:08 AM

To: John Harrington <jharrington@findlayohio.gov>; Dennis Hellmann <dhellmann@findlayohio.gov>; Beth Warnecke <bwarnecke@findlayohio.gov>; Daniel DeArment <ddearment@findlayohio.gov>; Brian Bauman <bbauman@findlayohio.gov>; Jim Niemeyer <JNiemeyer@findlayohio.gov>; Joshua Palmer <jpalmer@findlayohio.gov>; Grant Russel <grussel@findlayohio.gov>; Randy Greeno <rgreeno@findlayohio.gov>; Jeff Wobser <jwobser@findlayohio.gov>;

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

All,

I've been reading the latest Haitian immigration news last week in the Courier and felt I had to reach out. I'm not a political person and have never sent a letter or email to a politician in my life, but what I read in the Courier made me ill. We as a community are **absolutely** concerned with:

- Crime rates, i.e. Increase in drugs, thefts, murders, high speed chases, etc.
- Need for more Police
- Safety by way of increased robberies, vagrancy, loitering, etc.
- Immigrant population
- Transparency of what our elected officials are doing
- Employment stats, i.e. are the immigrants employed or living off government handouts. Based on the Courier articles, only 300 of 1,000 are gainfully employed!
- Housing market tanking as more and more neighborhoods become unsafe and unlivable

The list goes on and on. The "gaslighting" that is going on and the blatant sweeping of these issues under the carpet is beyond ridiculous. We absolutely DO need more police and we need them now more than ever or we'll become just another town that used to be safe and prosperous, a la Springfield.

The current administration in Findlay has done absolutely nothing for this community, they've driven out large companies, caused many smaller companies and small shops to close and embraced a **progressive** mindset that is frankly beyond my comprehension for this once idyllic town.

Findlay is becoming a Toledo, Lima or Springfield and will be in 5 years unless something is done. It's going to get worse, much worse, if we continue down this dangerous path.

I will NOT stand by and watch this happen. DO SOMETHING now or the voters will at the next local election.

Laura Goetz | Marketing Manager
Goodyear Tire & Rubber Company
701 Lima Avenue, Findlay, Ohio 45840
Cell: 419.957.6764
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EM: laura_goetz@goodyear.com

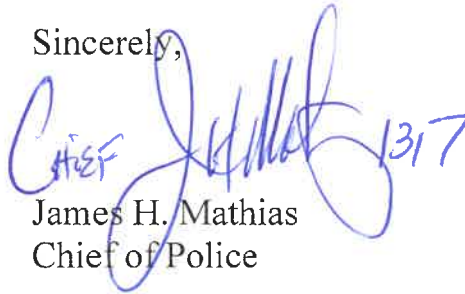


October 1, 2024

Honorable Council:

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

Sincerely,

 1317

James H. Mathias
Chief of Police



**INCOME TAX
DEPARTMENT**
CHRISTINA M. MURYN, MAYOR

Mary Price
Tax Administrator

Monthly Collection Report for Findlay Council

September 2024

Total Collections for September 2024: \$2,250,813.44

	2024	2023	Variance
	<u>Year-to-Date</u>	<u>Year-to-Date</u>	
Withholders	17,909,465.15	16,840,739.26	1,068,725.89
Individuals	2,830,365.93	2,763,287.42	67,078.51
Businesses	<u>5,544,339.36</u>	<u>8,844,917.88</u>	<u>-3,300,578.52</u>
Totals	26,284,170.44	28,448,944.56	-2,164,774.12
			-7.61%

Actual & Estimated Past-due Taxes

Withholders	145,464.30
Individuals	3,027,868.99
Businesses	<u>104,575.01</u>
Total	3,277,908.30

Actual and Projected Revenue

	2024 Actual	Percentage of Projection	Amount to Meet	Percentage to Meet	2024 Projected
	<u>Year-to-Date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	<u>Year End</u>
Withholders	17,909,465.15	82.91%	3,690,534.85	17.09%	21,600,000.00
Individuals	2,830,365.93	89.85%	319,634.07	10.15%	3,150,000.00
Businesses	<u>5,544,339.36</u>	<u>123.21%</u>	<u>0.00</u>	<u>0.00%</u>	<u>4,500,000.00</u>
Totals	26,284,170.44	89.86%	2,965,829.56	10.14%	29,250,000.00

Refunds Paid

	Month-to-Date	Year-to-Date	Month-to-Date	Year-to-Date
	<u>Quantity</u>	<u>Quantity</u>	<u>Amount</u>	<u>Amount</u>
Withholders	1	31	40.00	8,384.03
Individuals	35	956	13,800.88	571,670.73
Businesses	<u>16</u>	<u>74</u>	<u>16,874.71</u>	<u>87,421.21</u>
Totals	52	1061	30,715.59	667,475.97

Transfers of Overpayments

	Month-to-Date	Year-to-Date	Month-to-Date	Year-to-Date
	<u>Quantity</u>	<u>Quantity</u>	<u>Amount</u>	<u>Amount</u>
Withholders	1	85	30.59	13,327.85
Individuals	102	989	27,067.89	242,539.95
Businesses	<u>104</u>	<u>536</u>	<u>166,091.74</u>	<u>551,203.13</u>
Totals	207	1610	193,190.22	807,070.93

Mary Pm 10/3/2024

Receipt Summary Report

10/3/2024 9:20:25 AM

FINDLAY User: MEP

From 9/1/2024 to 9/30/2024 by Deposit Date Monthly

Date	Net Profit	Individual	Tot Returns	Withholding	Total	Year To Date Totals				
						Net Profit	Individual	Tot Returns	Withholding	Total
09/2024	FINDLAY									
	231	882	1113	1854	2967	1502	9663	11165	19091	30256
	273,875.97	223,581.58	497,457.55	1,753,355.89	2,250,813.44	5,544,339.36	2,830,365.93	8,374,705.29	17,909,465.15	26,284,170.44
09/2023	FINDLAY									
	275	893	1168	2206	3374	1641	10125	11766	24940	36706
	2,004,462.57	229,988.39	2,234,450.96	1,827,379.31	4,061,830.27	8,844,967.88	2,770,778.65	11,615,746.53	16,873,780.55	28,489,527.08
Difference	FINDLAY									
	-44	-11	-55	-352	-407	-139	-462	-601	-5849	-6450
	-1,730,586.60	-6,406.81	-1,736,993.41	-74,023.42	-1,811,016.83	-3,300,628.52	59,587.28	-3,241,041.24	1,035,684.60	-2,205,356.64
	-86.34%	-2.79%	-77.74%	-4.05%	-44.59%	-37.32%	2.15%	-27.90%	6.14%	-7.74%

By Method

09/2024	Check	Cash	Credit Crd	Money Ord	Lockbox	OBG	Other	Total
FINDLAY								
	1,783,354.46	7,071.23	33,475.87	130.90	0.00	426,780.98	0.00	2,250,813.44
TOTALS								
	1,783,354.46	7,071.23	33,475.87	130.90	0.00	426,780.98	0.00	2,250,813.44

2024	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Withholding													
2024 Total	121,571.97	2,308,883.47	1,750,399.76	2,406,676.73	2,636,280.30	1,722,343.87	1,626,047.56	1,529,882.49	1,746,338.26				15,848,424.41
2023 Total	1,914,053.97	106,429.51	4,304.32	12,329.78	6,949.86	1,307.82	1,282.43	(346.04)	3,541.81				2,049,853.46
2022 Total	(234.10)	642.99	6.37	40.02	1,198.72	-	-	125.34	3,205.85				4,985.19
2021 Total		3,055.75		33.08					193.18				3,282.01
2020 Total						59.27							59.27
2019 Total													-
2018 Total						1,627.77			36.79				1,664.56
2017 Total													-
2016 Total	30.00	60.00	20.00		70.00	20.00	30.00	50.00	40.00				320.00
2015 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2014 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2013 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 Total	-	100.00	100.00	-	-	76.25	-	-	-	-	-	-	276.25
2010-2012 at 1 percent	-	80.00	80.00	-	-	61.00	-	-	-	-	-	-	221.00
2010-2012 at .25 percent	-	20.00	20.00	-	-	15.25	-	-	-	-	-	-	55.25
2009 & Prior at 1 percent	75.00	75.00	75.00		150.00	75.00	75.00	75.00					600.00
2012 & Prior at 1 percent	75.00	155.00	155.00	-	150.00	136.00	75.00	75.00	-	-	-	-	821.00
Prev Yr MTD Check	(129.10)	3,933.74	201.37	73.10	1,418.72	1,858.29	105.00	250.34	3,475.82	-	-	-	11,187.28
Total Category Check	2,035,496.84	2,419,246.72	1,754,905.45	2,419,079.61	2,644,648.88	1,725,509.98	1,627,434.99	1,529,786.79	1,753,355.89	-	-	-	17,909,465.15
All Years at 1% Check	2,035,496.84	2,419,226.72	1,754,885.45	2,419,079.61	2,644,648.88	1,725,494.73	1,627,434.99	1,529,786.79	1,753,355.89	-	-	-	17,909,409.90
Past-due Collections	(129.10)	3,933.74	4,505.69	12,402.88	8,368.58	3,166.11	1,387.43	(95.70)	7,017.63				40,557.26
% of Total that are Past Due	-0.01%	0.16%	0.26%	0.51%	0.32%	0.18%	0.09%	-0.01%	0.40%	#DIV/0!	#DIV/0!	#DIV/0!	0.23%
2024 Individual													
2024 Total	-	25,821.99	45,629.54	187,309.97	15,926.16	141,457.64	31,451.51	26,561.79	136,135.52				610,294.12
2023 Total	164,524.14	79,324.34	220,461.95	1,099,179.60	47,416.19	24,935.33	28,579.08	30,591.43	30,856.15				1,725,868.21
2022 Total	9,081.31	11,241.01	19,916.52	18,500.09	6,992.45	5,966.06	7,618.84	10,304.45	14,522.83				104,143.56
2021 Total	8,492.62	10,009.86	14,637.35	10,340.68	3,580.96	4,744.34	3,971.58	4,916.42	11,495.80				72,189.61
2020 Total	7,625.35	8,347.14	18,692.50	11,560.31	7,202.83	8,630.27	7,324.91	7,229.49	9,013.38				85,626.18
2019 Total	10,328.75	11,957.33	15,579.09	10,947.62	7,323.93	7,336.42	4,463.63	8,019.82	8,287.75				84,244.34
2018 Total	4,797.99	3,684.59	8,038.27	4,418.17	4,391.23	3,551.89	3,060.51	9,174.08	5,033.62				46,150.35
2017 Total	3,896.13	3,087.37	3,057.47	3,422.45	2,634.18	5,247.66	3,155.54	4,024.92	2,943.27				31,468.99
2016 Total	1,535.17	709.30	2,217.58	2,675.55	2,231.34	2,163.69	2,129.22	1,367.63	2,155.44				17,184.92
2015 Total	234.43	2,012.77	974.84	1,681.49	2,237.10	639.54	1,650.48	761.84	522.97				10,715.46
2014 Total	761.25	879.66	1,261.14	901.26	1,639.32	1,144.04	1,002.07	327.54	948.77				8,865.05
2013 Total	1,134.79	1,331.05	1,321.27	661.44	443.71	500.90	1,048.74	395.00	247.18				7,084.08
2010-2012 Total	746.97	1,018.75	526.25	895.68	1,522.37	1,361.02	1,294.60	502.74	1,132.48				9,000.86
2010-2012 at 1 percent	597.58	815.00	421.00	716.54	1,217.90	1,088.82	1,035.68	402.19	905.98	-	-	-	7,200.69
2010-2012 at .25 percent	149.39	203.75	105.25	179.14	304.47	272.20	258.92	100.55	226.50	-	-	-	1,800.17
2009 & Prior at 1 percent	485.00	2,973.76	7,921.59	2,028.25	875.06	705.50	215.00	1,549.62	286.42				17,040.20
2012 & Prior at 1 percent	1,082.58	3,788.76	8,342.59	2,744.79	2,092.96	1,794.32	1,250.68	1,951.81	1,192.40	-	-	-	24,240.89
Prev Yr MTD Check	49,119.76	57,252.59	94,143.87	68,032.99	41,074.48	41,991.33	36,935.12	48,573.55	56,589.91	-	-	-	493,713.60
Total Category Check	213,643.90	162,398.92	360,235.36	1,354,522.56	104,416.83	208,384.30	96,965.71	105,726.77	223,581.58	-	-	-	2,829,875.93
All Years at 1% Check	213,494.51	162,195.17	360,130.11	1,354,343.42	104,112.36	208,112.10	96,706.79	105,626.22	223,355.08	-	-	-	2,828,075.76
Past-due Collections	49,119.76	57,252.59	94,143.87	68,032.99	41,074.48	41,991.33	36,935.12	48,573.55	56,589.91				493,713.60
% of Total that are Past Due	22.99%	35.25%	26.13%	5.02%	39.34%	20.15%	38.09%	45.94%	25.31%	#DIV/0!	#DIV/0!	#DIV/0!	17.45%

2024	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Business													
2024 Total	1,573.00	12,045.97	85,388.26	1,279,143.33	11,542.65	1,177,229.08	52,255.40	128,677.43	213,117.27				2,960,972.39
2023 Total	65,198.66	17,063.37	167,033.90	1,985,921.33	43,903.09	106,516.08	18,798.58	30,801.84	59,011.18				2,494,248.03
2022 Total	7,919.04	3,309.69	1,162.10	16,648.55	17.45	(3,853.84)	8,674.41	(3,547.91)	(494.17)				29,835.32
2021 Total	1,149.00	4,022.09	1,313.01	10,313.70	2,517.66	118.39		966.08	1,716.52				22,116.45
2020 Total	1,175.90	46.00	729.41	5,028.00	516.00	2,971.33	225.00	225.00	359.00				11,275.64
2019 Total	655.90	453.00	991.88	16,246.00	958.46	2,685.01		13.00	30.11				22,033.36
2018 Total		2,946.54		115.00	463.14	(7.74)		82.00	136.06				3,735.00
2017 Total					613.17								613.17
2016 Total													-
2015 Total													-
2014 Total													-
2013 Total													-
2010-2012 Total													-
2010-2012 at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at .25 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2009 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2012 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
Prev Yr MTD Check	2,980.80	7,467.63	3,034.30	31,702.70	5,068.43	5,766.99	225.00	1,286.08	2,241.69	-	-	-	59,773.62
Total Category Check	77,671.50	39,886.66	256,618.56	3,313,415.91	60,531.62	1,285,658.31	79,953.39	157,217.44	273,875.97	-	-	-	5,544,829.36
All Years at 1% Check	77,671.50	39,886.66	256,618.56	3,313,415.91	60,531.62	1,285,658.31	79,953.39	157,217.44	273,875.97	-	-	-	5,544,829.36
Past-due Collections	2,980.80	7,467.63	3,034.30	31,702.70	5,068.43	5,766.99	225.00	1,286.08	2,241.69	-	-	-	59,773.62
% of Total that are Past Due	3.84%	18.72%	1.18%	0.96%	8.37%	0.45%	0.28%	0.82%	0.82%	#DIV/0!	#DIV/0!	#DIV/0!	1.08%
Totals													
2024 Total	123,144.97	2,346,751.43	1,881,417.56	3,873,130.03	2,663,749.11	3,041,030.59	1,709,754.47	1,685,121.71	2,095,591.05	-	-	-	19,419,690.92
2023 Total	2,143,776.77	202,817.22	391,800.17	3,097,430.71	98,269.14	132,759.23	48,660.09	61,047.23	93,409.14	-	-	-	6,269,969.70
2022 Total	16,766.25	15,193.69	21,084.99	35,188.66	8,208.62	2,112.22	16,293.25	6,881.88	17,234.51	-	-	-	138,964.07
2021 Total	9,641.62	17,087.70	15,950.36	20,687.46	6,098.62	4,862.73	3,971.58	5,882.50	13,405.50	-	-	-	97,588.07
2020 Total	8,801.25	8,393.14	19,421.91	16,588.31	7,718.83	11,660.87	7,549.91	7,454.49	9,372.38	-	-	-	96,961.09
2019 Total	10,984.65	12,410.33	16,570.97	27,193.62	8,282.39	10,021.43	4,463.63	8,032.82	8,317.86	-	-	-	106,277.70
2018 Total	4,797.99	6,631.13	8,038.27	4,533.17	4,854.37	5,171.92	3,060.51	9,256.08	5,206.47	-	-	-	51,549.91
2017 Total	3,896.13	3,087.37	3,057.47	3,422.45	3,247.35	5,247.66	3,155.54	4,024.92	2,943.27	-	-	-	32,082.16
2016 Total	1,565.17	769.30	2,237.58	2,675.55	2,301.34	2,183.69	2,159.22	1,417.63	2,195.44	-	-	-	17,504.92
2015 Total	234.43	2,012.77	974.84	1,681.49	2,237.10	639.54	1,650.48	761.84	522.97	-	-	-	10,715.46
2014 Total	761.25	879.66	1,261.14	901.26	1,639.32	1,144.04	1,002.07	327.54	948.77	-	-	-	8,865.05
2013 Total	1,134.79	1,331.05	1,321.27	661.44	443.71	500.90	1,048.74	395.00	247.18	-	-	-	7,084.08
2010-2012 Total	746.97	1,118.75	626.25	895.68	1,522.37	1,437.27	1,294.60	502.74	1,132.48	-	-	-	9,277.11
2010-2012 at 1 percent	597.58	895.00	501.00	716.54	1,217.90	1,149.82	1,035.68	402.19	905.98	-	-	-	7,421.69
2010-2012 at .25 percent	149.39	223.75	125.25	179.14	304.47	287.45	258.92	100.55	226.50	-	-	-	1,855.42
2009 & Prior at 1 percent	560.00	3,048.76	7,996.59	2,028.25	1,025.06	780.50	290.00	1,624.62	286.42	-	-	-	17,640.20
2012 & Prior at 1 percent	1,157.58	3,943.76	8,497.59	2,744.79	2,242.96	1,930.32	1,325.68	2,026.81	1,192.40	-	-	-	25,061.89
Prev Yr MTD Check	59,890.50	71,963.65	98,541.64	116,457.34	47,579.08	45,762.77	45,939.53	46,562.06	61,813.25	-	-	-	594,509.82
Total All Categories Check	2,326,812.24	2,621,532.30	2,371,759.37	7,087,018.08	2,809,597.33	3,219,552.59	1,804,354.09	1,792,731.00	2,250,813.44	-	-	-	26,284,170.44
All Years at 1% Check	2,326,662.85	2,621,308.55	2,371,634.12	7,086,838.94	2,809,292.86	3,219,265.14	1,804,095.17	1,792,630.45	2,250,586.94	-	-	-	26,282,315.02
Past-due Collections	51,971.46	68,653.96	101,683.86	112,138.57	54,511.49	50,924.43	38,547.55	49,763.93	65,849.23	-	-	-	594,044.48
% of Total that are Past Due	2.23%	2.62%	4.29%	1.58%	1.94%	1.58%	2.14%	2.78%	2.93%	#DIV/0!	#DIV/0!	#DIV/0!	2.26%

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

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	5	7	8	10	2	5	4	5	5			
Assist Other Agency	127	102	125	88	127	101	109	169	125			
Emergency Medical Service (EMS)	10	9	10	7	8	7	8	11	15			
Car Accidents	15	17	22	18	27	20	20	25	12			
Rescues (Extrication, Water, Elevator)		1	1	2	6	1	1	4	2			
Hazmat	18	14	11	18	8	7	15	12	6			
Good Intent	10	13	12	4	19	5	4	5	7			
Burning Complaints	2	10	5	6	9	9	3	6	6			
False Alarms	41	32	23	31	46	31	32	56	52			
Totals	228	205	217	184	252	186	196	293	230	0	0	0

Runs by District	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station 1 - (South Main St)	62	55	53	74	78	61	59	99	71			
Station 2 - (North Main St)	79	75	69	47	63	46	59	74	66			
Station 3 - (Tiffin Ave)	38	33	43	33	59	41	34	50	50			
Station 4 - (CR 236)	47	42	52	30	52	38	44	70	43			
Totals	226	205	217	184	252	186	196	293	230	0	0	0

Fire Prevention Bureau

Construction	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	4	3	4	1	4	4	3	2	5			
Inspections	7	14	2	5	15	1	13	2	4			
Plan Reviews	21	2	13	4	6	10	15	6	6			
System Acceptance Tests	4	9		3	10	5	2	6				
Totals	36	28	19	13	35	20	33	16	15	0	0	0

Existing Structure - Additions	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	7	6	8	10	9	4	7	6	8			
Inspections	5	6	3	3	3	3	7	6	11			
Plan Reviews	9	6	12	9	11	27	15	9	6			
System Acceptance Tests	12	2	8	10	9	5	9	5	10			
Totals	33	20	31	32	32	39	38	26	35	0	0	0

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	1	1	1	1			1					
Undetermined	1		1					2	1			
Incendiary							1					
Fire Investigation Activities												
Follow-up	4	5	5	8	4	1	6	4	6			
Interviews												
Assists												
Totals	6	6	7	9	4	1	8	6	7	0	0	0

Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assembly	7	17	11	6	5	7	6	7	6			
Business	14	27	23	20		20	8	14	15			
Education K-12				1				1				
Education Pre-School	2		2	2			84	2	1			
Factory		1	4	4	7			1				
Mercantile		29	12	5	7	2	3	10	8			
Hazardous / Fireworks												
Institutional	1								1			
Mercantile	21		17									
Residential	4	21	3	9	6	2	14	17	7			
Adoption / Foster Care		1	3	1	2							
Pre-Fire Plan	10	30	23	7	7	20		73	1			
Storage		3	5	1	2		1		2			
Utility Mobile Food Vendors					1		1	59	3			
Utility Outbuildings			1					17				
Vacant Structures	2	2					1	3	4			
Totals	61	131	104	56	37	51	118	204	48	0	0	0

Prevention	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	5	7	4	5	1	6	10	5	14			
Complaints	1	4	7	2	4		7	2				
Fireworks Exhibitions / Events	1			1		5	3	1	7			
Knox Box Consults/Maint.	4		2	5	3	4	4	2	7			
Other			1	1								
Fire Plan Updates					2							
Pre-Fire Plan		2		7		21						
Property Research	3	7	5	2	6	5	5	4	5			
Safety Presentations	3	2	2	1		3	3		3			
Re-inspections	51	88	102	93	28	37	32	42	22			
Background Checks			1	4		2	1		1			
Totals	68	110	124	121	44	83	65	56	59	0	0	0

Public Presentations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station Tours												
Truck Visits												
Meetings Attended	9	7	8	4	12	5	3	8	5			
School / Seminars Attended	1	5	1	1	1	1	4	2	2			
Birthday Parade / Drive-by												
Smoke Detector Install Visits												
Safety Presentations					9			3				
Totals	10	12	9	5	13	6	7	10	7	0	0	0

City of Findlay

Christina Muryn, Mayor

WATER TREATMENT DEPARTMENT

Jason Phillips, Superintendent

110 North Blanchard Street • Findlay, OH 45840

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

www.findlayohio.com

OCTOBER 3, 2024

NEWS RELEASE

PRECIPITATION & RESERVOIR LEVELS

Total precipitation recorded at the City of Findlay Water Pollution Control Center was 6.96 inches of rain for the third quarter (July – September) of 2024.

At the end of September, the Findlay reservoirs stood at 88% of capacity. This reservoir level represents a 969 day water supply at the city's current usage rate.

The City of Findlay Water Treatment Plant treated 534.72million gallons of water in the third quarter of 2024. That is an average of 10.19 million gallons per day.

Thank you,



Jason Phillips
Superintendent
Water Treatment Plant

EC: City Council
File

2023							2024				
	10/3/2024	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	YTD Total
Precipitation											
Rain (Inches)		10.02	6.5	7.82	6.77	31.11	6.84	13.5	6.96		27.3
Snow (Inches)		10.3	0.5	0	0.5	11.3	5.8	0	0		5.8
Total Precipitation (In Inches)		20.32	7	7.82	7.27	42.41	12.64	13.5	6.96	0	33.1
Reservoir											
Current Volume (Billion Gallons)		5.7	6.3	5.8	5.3		5.8	6.4	5.6		
Max Capacity (Billion Gallons)		6.4	6.4	6.4	6.4		6.4	6.4	6.4	6.4	
% of Capacity		89%	99%	90%	83%		90%	100%	88%		
Supply at Current Usage (Days)		990	1057	983	1037		1065	1157	969		
Supply at Max Capacity/Current Usage (Days)		1111	1067	1092	1252		1183	1157	1102	#DIV/0!	
Treatment											
Gallons Treated (Millions)		518.52	546.25	539.29	469.83		492.3	503.22	534.72		
Max Treatment Capacity (Millions)		1440	1456	1472	1456		1456	1456	1472		
Current Treatment Capacity Utilization		36%	38%	37%	32%		34%	35%	36%		
AVG Gallons Treated Per Day (Millions)		5.76	6	5.86	5.11		5.41	5.53	5.81		
Max Daily Treatment Capacity (Millions)		16	16	16	16		16	16	16	16	
AVG Daily Remaining Capacity (Millions)		10.24	10	10.14	10.89		10.59	10.47	10.19		

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
October 10, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.

NEW ITEMS

1. APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.
2. APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue.
3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2024 filed by Jean Bosco Dusengimana to rezone 0 Glessner Avenue, parcel # 560001008484, from I-1 Light Industrial to CD Condominium.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT October 10, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, October 10, 2024– 9:00 a.m.

COMMENTS

OLD ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.**

General Information

This request is located on the west side of Fox Run Road, south of the intersection with Greendale Avenue. The two parcels are both zoned M-2 Multi-Family High Density. It is in an area of a mix of R-3 Small Lot Residential, O-1 Office/Institution, and CD Condominium. The west side of the site has a creek, which is in the 100-year flood plain.

Parcel History

There has been an assisted living community at this property since 1982. Originally, the facility was constructed when it was zoned “C” residential, but has been moved to the M-2 Multi-Family, High Density district to better align with the use.

Staff Analysis

At the September 12, 2024 CPC, the applicant was applying for a 27,628 sf addition for the site. This would have added 53 additional units to bring the total number of units at the facility to 126. This addition would be 2 stories in height and would connect the three buildings at the back of the site together. It meets the setback requirements of the district.

Since the meeting, staff has met with the applicant and they have reduced the proposed addition from 2-story to 1-story. This would reduce the proposed number of units down to 34.

This would still eliminate the parking lot in the rear that accommodates 40 parking spaces. To offset the loss, they have proposed that they will install 16 new parking spaces on the northern parcel. This would give them a total of 56 parking spots, down from 82. For the M-2 district, assisted living communities are required 1 parking spot per 3 units. That would account for 36 parking spaces. The remaining 20 would be available for staff and visitors. During discussions with the applicant, he stated that at peak, they would only need at most 10 parking spaces. With the reduction in spots with the increase in units, staff had concerns that there was insufficient parking available to accommodate the growth of the facility. It should also be stated that this facility has changed owners over the years. If the assisted living use were to discontinue, the facility would need to adjust its parking provided off-street. This is because the assisted living parking standards are less strict than other uses seen in the M-2 district.

When the site was originally constructed, it did not have a site plan for approval. It was in the

“C” residential district, which did not have requirements for lot coverage at the time. The existing conditions of the site are above 40% the allowed lot coverage for the M-2 District at around 45%. This expansion would further push the limit for lot coverage and would need a variance from the Findlay BZA to approve the site plan.

ENGINEERING

*****No Additional Comments*****

Access –

Access to the site will be from the existing parking lot that comes off of Fox Run Road.

Water Service –

Due to the configuration of the new building, the addition will be utilizing the existing domestic service from the existing structures but will be relocating the existing fire hydrant out of the building footprint.

Sanitary Service –

The site is proposing a new tap onto an existing manhole just north of the new addition.

Stormwater Management –

Due to the increase in impervious area, the site will be expanding the detention pond on the SW side of the property. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements –

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

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
 - Mainline Taps x1
- Sanitary Sewer Tap
 - Main Line Tap x1

FIRE PREVENTION

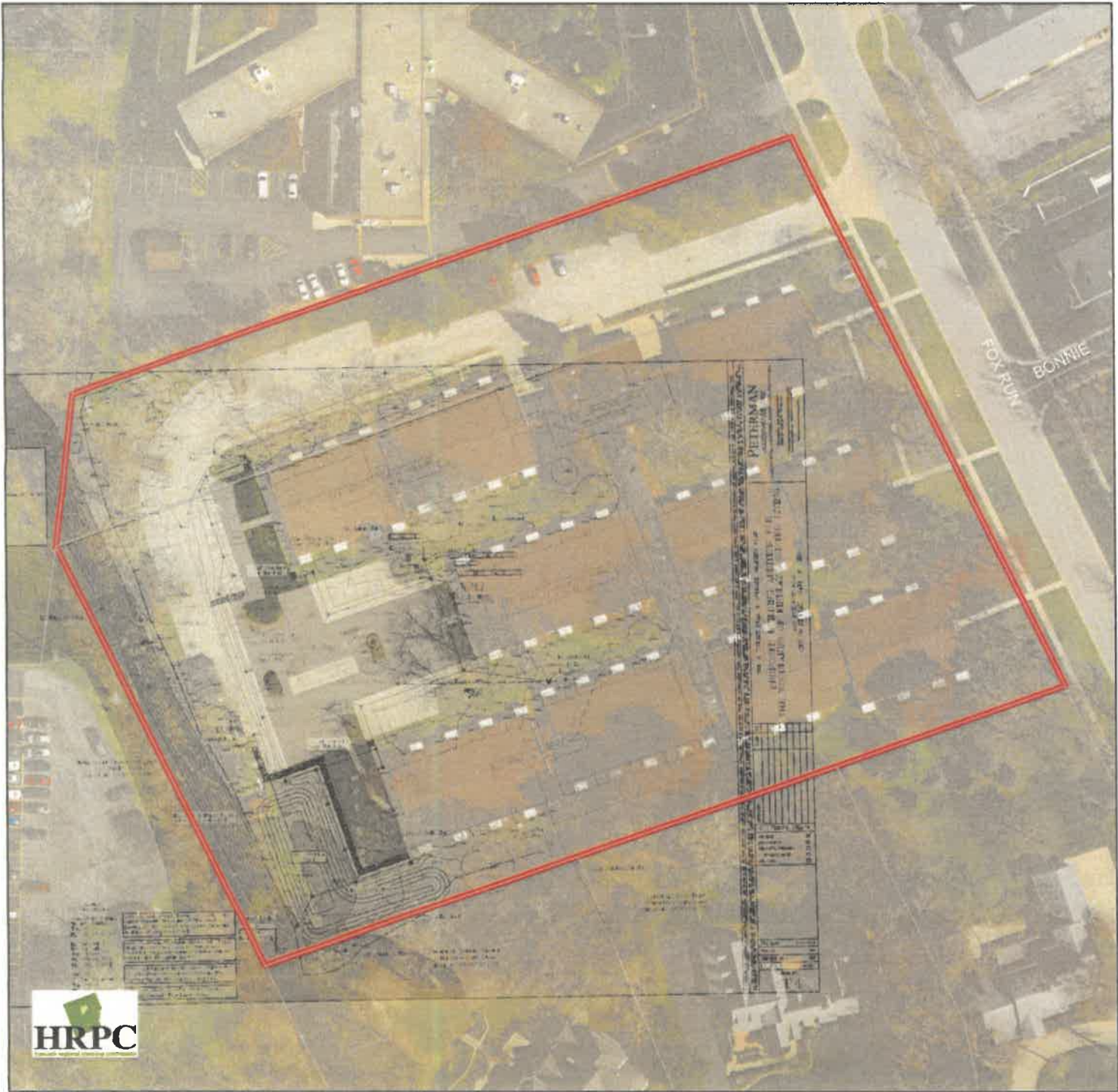
- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

SP-14-2024

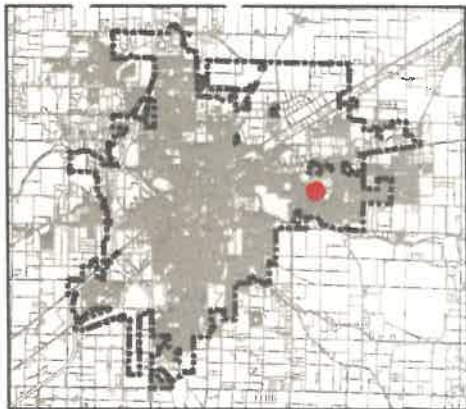
APPLICATION FOR
SITE PLAN REVIEW
filed by The Woodlands of
Findlay Assisted Living, for a
2-story building addition to
their facility at 600 Fox Run Road,
which will connect the existing
Wing B Birch Hollow with
Wing D Dogwood Knoll and
Wing F Forest Hill buildings.

Legend

- Parcels
- 600 Fox Run Road
- Road Centerline



Findlay Locator Map



SP-14-2024

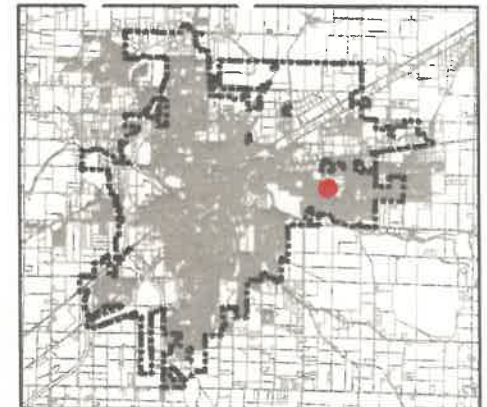
APPLICATION FOR
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Wing B Birch Hollow with
Wing D Dogwood Knoll and
Wing F Forest Hill buildings.



Legend

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

Findlay Locator Map



NEW ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

CPC STAFF

General Information

This request is located on the west side of Western Avenue, at the intersection with Lake Cascades Parkway. It is zoned I-1 Light Industrial. To the north, it is zoned I-2 Heavy Industrial. To the southeast, it is zoned O-1 Office/Institution. It is not located within the 100-year flood plain. The Findlay Land Use Plan designates the parcel as Industrial.

Parcel History

The site is currently vacant. In 1995, Chase Bank built a drive-thru building on site. It was part of the Lake Cascades PUD starting in 1988, but when PUD's were removed in 2011, it became an I-1 Light Industrial parcel.

Staff Analysis

The applicant has indicated they would like to rezone this parcel to a C-2 General Commercial Use. This area is an industrial area of Findlay given the proximity to Cooper Tire and the interstate abutting the property. The C-2 Commercial District is established to provide for the development of a broad spectrum of commercial and business uses. These uses are expected to serve the commercial, business, and service needs of a regional area.

Given the size and shape of the lot, however, it does not lend itself to industrial development. Even though there is a lack of commercial zoning in the area, it does better fit in the C-2 General Commercial District.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment




RECOMMENDATION

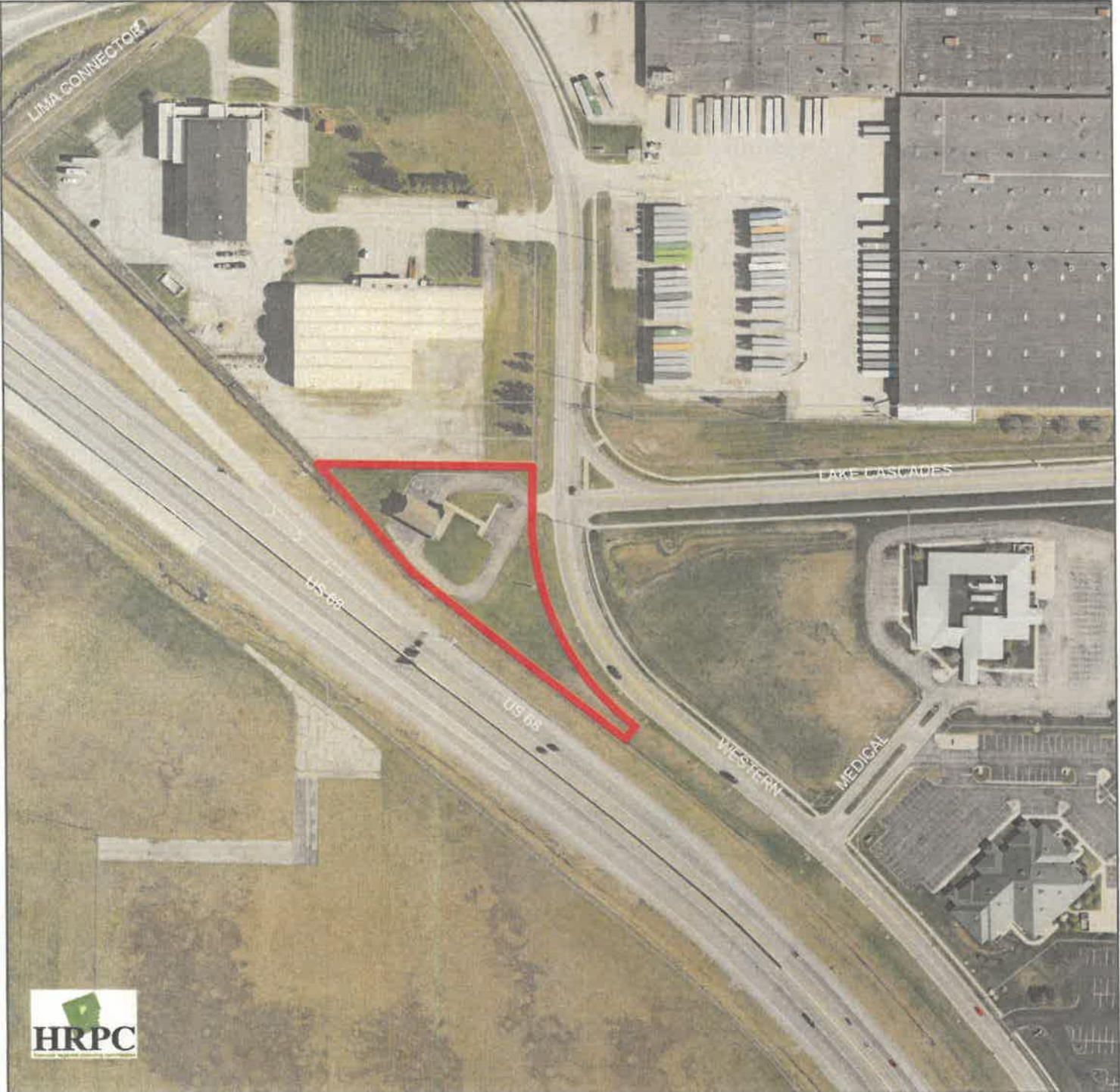
Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-04-2024 filed by the owner, Mohammad Khalil, to rezone 1700 Western Avenue from I-1 Light Industrial to C-2 General Commercial.**

ZA-04-2024

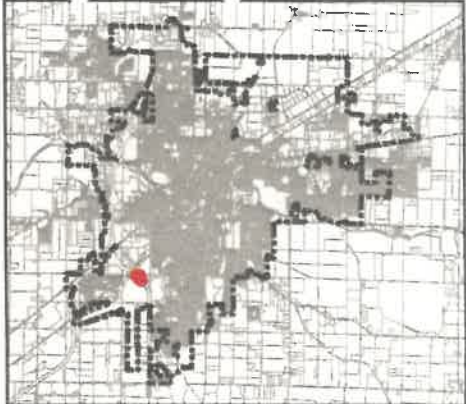
APPLICATION FOR
ZONING AMENDMENT
filed by the owner,
Mohammad Khalil, to
rezone 1700 Western Avenue
from I-1 Light Industrial to
C-2 General Commercial.

Legend

-  1700 Western Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map



ZA-04-2024

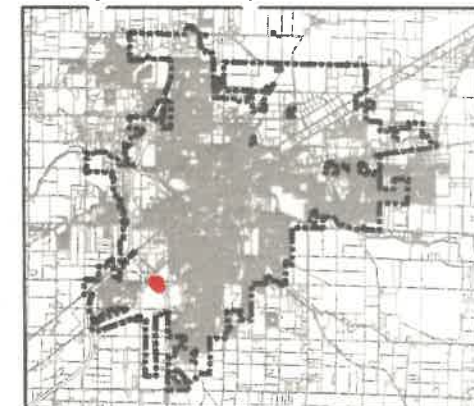
APPLICATION FOR
ZONING AMENDMENT
filed by the owner,
Mohammad Khalil, to
rezone 1700 Western Avenue
from I-1 Light Industrial to
C-2 General Commercial.



Legend

- 1700 Western Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH
- MultizonedParcels
- <all other values>
- ZONING_NEW**
- M2
- R3
- R4


Findlay Locator Map



ZA-04-2024

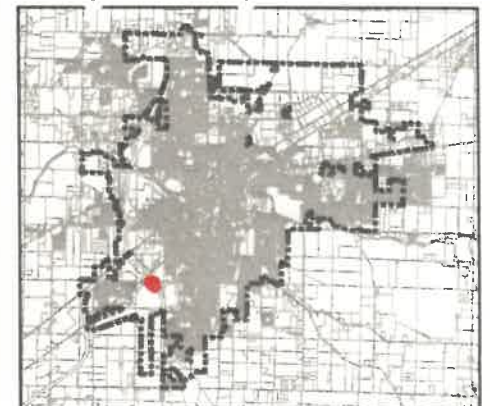
APPLICATION FOR
ZONING AMENDMENT
filed by the owner,
Mohammad Khalil, to
rezone 1700 Western Avenue
from I-1 Light Industrial to
C-2 General Commercial.

Legend

-  1700 Western Avenue
-  Parcels
-  Road Centerline



Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue.

CPC STAFF

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is zoned R-2 Medium Lot Residential. It is in a pocket of R-2 Medium Lot Residential, but has proximity to PO Parks and Open Space with Emory Adams just to the north. It is not located within the 100-year flood plain.

Parcel History

The site was currently part of 615 Edgar Avenue. It is a double lot and is in the process of being split. At the September 12, 2024 CPC Meeting, this property was recommended to rezone from R-2 Medium Lot Residential to R-3 Small Lot Residential.

Staff Analysis

The applicant has indicated they would like to construct a triplex on the site. Triplexes are a conditional use in the R-3 Small Lot Residential District. The applicant submitted a floor plan which shows the floor space for each unit is 977 sf. This meets the minimum floor space for a dwelling unit.

The applicant indicated that they would provide six off-street parking spots for the units. Two are shown in front of the building, with four in the rear of the site. The driveway would wrap down the east side of the site, connecting to the alleyway to the east. In the R-3 district, where one or more lots are improved, the front yard setback shall be the average depth of the front yard setbacks on either side. Staff would add a condition that the parking be removed from in front of the structure, so that the setback match the setback on either side of the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:**

- **Complete the lot split from 615 Edgar Avenue**
- **Complete the rezone to R-3 Small Lot Residential**
- **Move all the parking behind the front façade of the building**
- **Move the front of the building in line with the average setback depth of the neighboring houses.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION





CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:

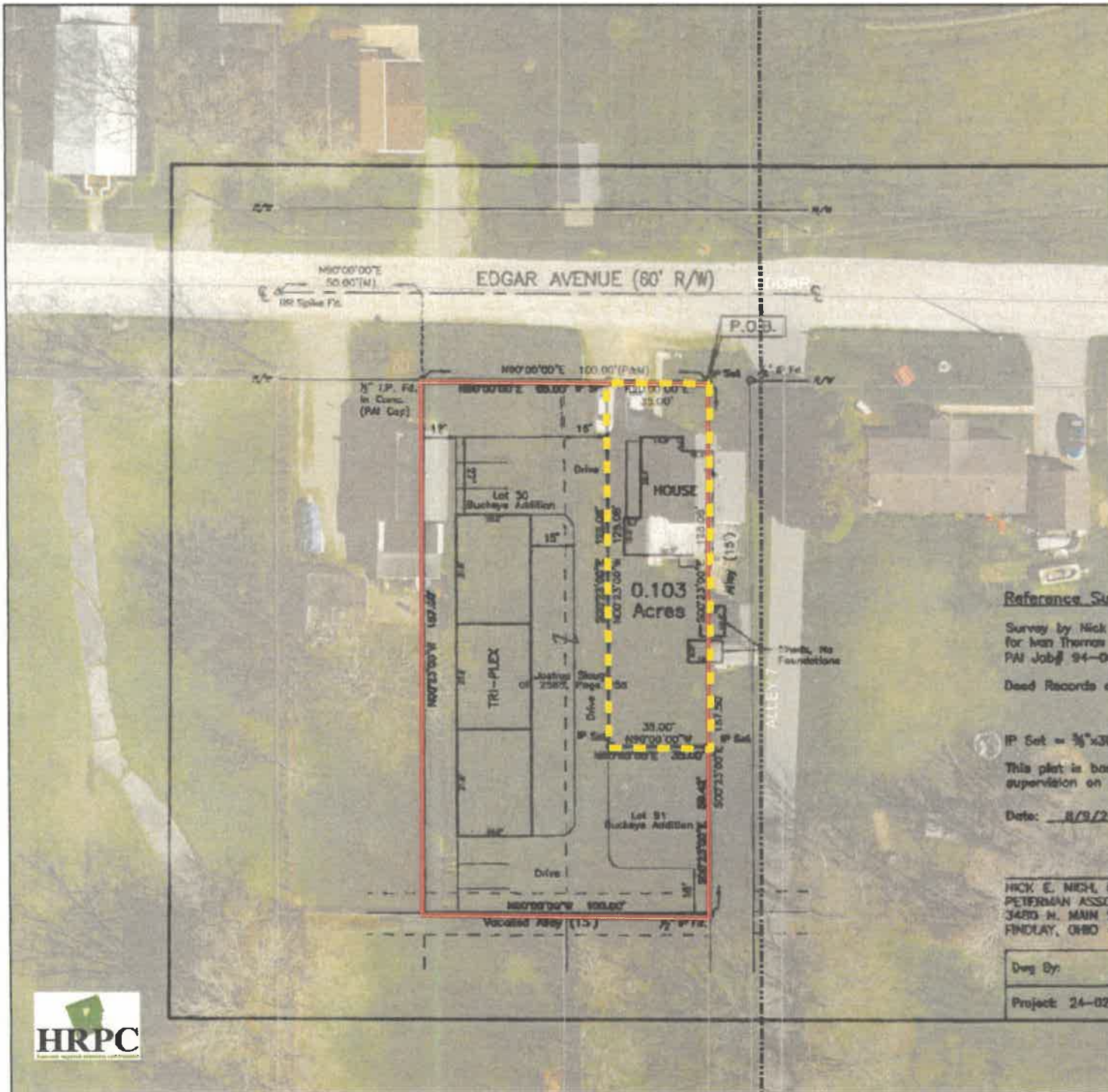
- Complete the lot split from 615 Edgar Avenue
- Complete the rezone to R-3 Small Lot Residential
- Move all the parking behind the front façade of the building
- Move the front of the building in line with the average setback depth of the neighboring houses.

CU-12-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
establish a triplex on the
vacant lot west of
615 Edgar Avenue.

Legend

-  Proposed 615 Edgar Avenue Split
-  Parcels
-  615 Edgar Avenue
-  Road Centerline



Reference Sur

Survey by Nick
for Ivan Thomas
PAI Job# 94-08

Deed Records at

IP Set = 3/8" x 30"

This plot is base
supervision on

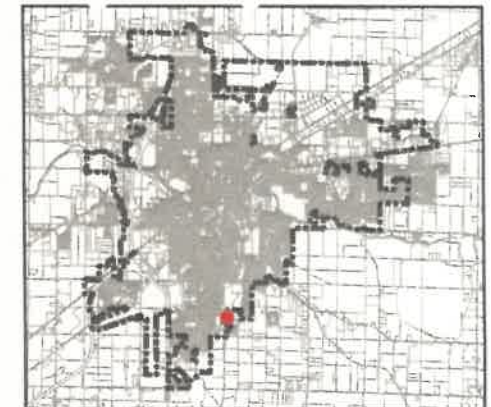
Date: 8/9/28

HICK E. NICH, P.
PETERMAN ASSOC
3480 N. MAIN ST
FINDLAY, OHIO 45

Dwg By:

Project: 24-028

Findlay Locator Map



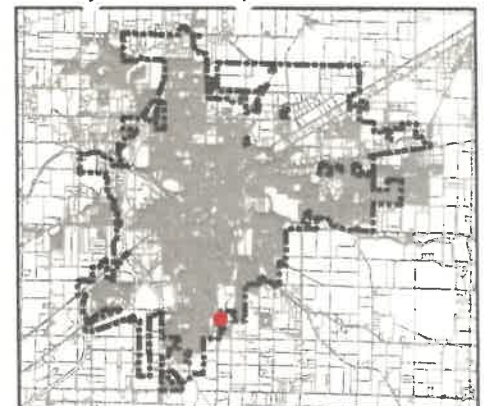
CU-12-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
establish a triplex on the
vacant lot west of
615 Edgar Avenue.

Legend

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

Findlay Locator Map



3. APPLICATION FOR ZONING AMENDMENT #ZA-05-2024 filed by Jean Bosco Dusengimana to rezone 0 Glessner Avenue, parcel # 560001008484, from I-1 Light Industrial to CD Condominium.

CPC STAFF

General Information

This request is located on the east side of Glessner Avenue, south of W. Sandusky Street. It is zoned I-1 Light Industrial. To the north, along W. Sandusky Street, it is zoned R-2 Medium Lot Residential. To the south, it is zoned I-1 Light Industrial. It is not located within the 100-year flood plain.

Parcel History

The site was currently vacant.

Staff Analysis

The applicant has indicated they would like to rezone this parcel to CD Condominium. In their application, they noted that this would be a good step between the single-family neighborhood to the north and the industrial to the south.

The CD Condominium District is designed to provide sites for condominium dwelling structures and related uses. The Condominium Districts allow for the development of structures with one (1) to four (4) living units per building. This lot would have required frontage for the district, and could have up to 13 units on the site and meet the density (1 unit per 7000sf).

Staff has concerns about the historic use of the site, and the potential environmental impact on the property. There is heavy industrial nearby, which could have impacted the site. Given the area surrounding the site, while we are in favor of a residential zoning classification, we would be more supportive of R-3 Single Family Small Lot to better match the existing nature of the area.

ENGINEERING

No Comment




FIRE PREVENTION

No Comment

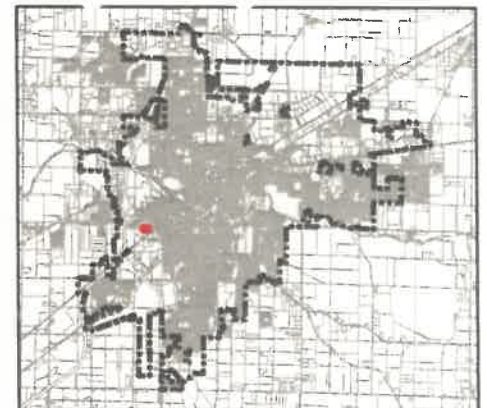
ZA-05-2024

APPLICATION FOR
ZONING AMENDMENT
filed by Jean Bosco Dusengimana
to rezone 0 Glessner Avenue,
parcel # 560001008484, from
I-1 Light Industrial to
CD Condominium.

Legend

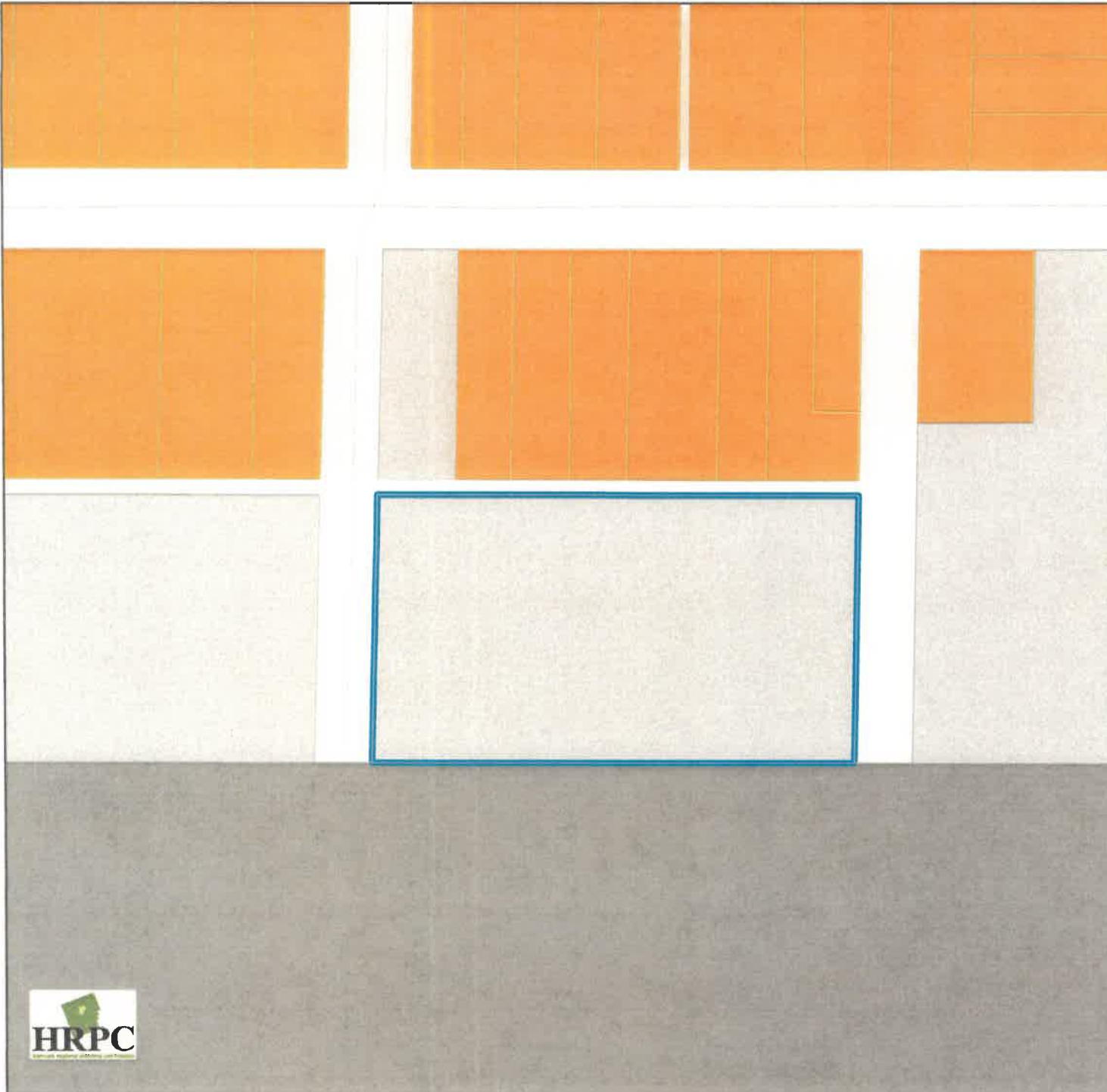
-  Parcels
-  Road Centerline
-  ZA-05-2024

Findlay Locator Map

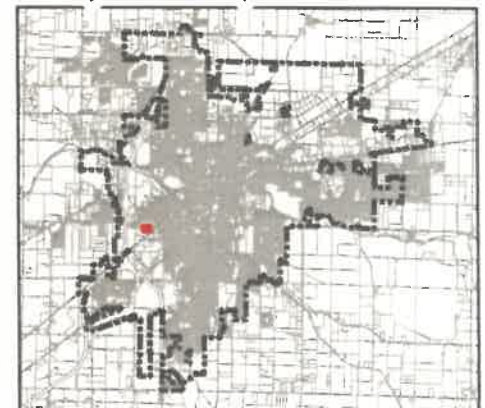


ZA-05-2024

APPLICATION FOR
ZONING AMENDMENT
filed by Jean Bosco Dusengimana
to rezone 0 Glessner Avenue,
parcel # 560001008484, from
I-1 Light Industrial to
CD Condominium.



Findlay Locator Map



City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday September 12, 2024 – 9:00 a.m.

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

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

GUESTS:

Cam Brown, Josh Slough, Dan Stone, Eric Trout,
Todd Jenkins, Alyssa Taylor, Jaime Miller, Mike Senior,
James Stevens, Joe Corron, Griffin Caldwell, Clark
Thompson, Preston Humphries

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Merce

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the August 08, 2024 meeting with the change. Kerry Trombley seconded. Motion approved 5-0-0.

NEW ITEMS

1. 1 APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans

Addition.

CPC STAFF

General Information

This request is located to the east of Totten Avenue, south of Sandusky Street. It is a sixteen-foot (16') wide right-of-way that measures 45 feet south from the Marathon tanks to an unimproved east-west alley. It is not located within the 100-year flood plain.

Staff Analysis

The applicant has indicated that they would like to vacate this alley so they can combine lots 4107 and 3408. If they are able to combine the lots, they will be bringing a site plan to City Planning Commission to add a structure to the site. All abutting property owners have signed the request. The site to the south would still have multiple access points into the facility even with the vacation. They primarily use Glessner Avenue, but even still could theoretically use Totten Avenue for access. Staff did not have any concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

DISCUSSION

Cam Brown was present on behalf of his application. Mayor Muryn noted that this is a pretty straightforward request and did not have any concerns.

MOTION

Mayor Muryn made motion for **CPC to recommend approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

2. APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.

CPC STAFF

General Information

This request is the first east-west alley north of E. Pearl Street, west of S. Blanchard Street . It is a sixteen-foot (16') wide right-of-way that measures 243 feet in length. It is not located within the 100-year flood plain.

Staff Analysis

The applicant owns the 4 properties that abut the property. This alley is unimproved and functionally does not provide any access to properties. Many of the east-west alleys between S. Blanchard Street and Bank Street have been vacated over the years. If this were to be vacated, the applicant indicated they would split lots 4671 from 4670 and 4716 from 4717 to build some smaller homes on site. Staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

ENGINEERING

- Will need to maintain an easement for the sanitary that runs N-S through the alley.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

DISCUSSION

Josh Slough was present on behalf of his application. Dan Clinger asked if he owned all the abutting property and if it was all zoned R-3. Mr. Slough confirmed that he did own everything and that everything was zoned R-3.

MOTION

Kerry Trombley made a motion **for approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.

CPC STAFF

General Information

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is zoned R-2 Medium Lot Residential. It is in a pocket of R-2 Medium Lot Residential, but has proximity to PO Parks and Open Space with Emory Adams just to the north. It is not located within the 100-year flood plain.

Parcel History

The site was currently a residential dwelling. In the Zoning Map update, this parcel was changed from R-3 Small Lot Residential to R-2 Medium Lot Residential.

Staff Analysis

The applicant has indicated they would like to rezone this parcel back to R-3 Small Lot Residential. During the map update, it was recommended to change to R-2 Medium Lot Residential due to the size of the parcel. It is a double lot and conformed better to the R-2 standards than R-3. If the rezoning request is granted, the applicant indicated that they would like to sell the lot of the west half of the existing parcel, to develop into a duplex. Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends **approval of FOR APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

DISCUSSION

Josh Slough was present on his application. Mr. Clinger double checked with staff that duplexes and triplexes are a conditional use in R-3. Mr. Cordonnier confirmed they are. Mr. Clinger stated he did not support the request because they were adding an R-3 lot in the middle of an R-2 neighborhood. Mr. Cordonnier added that it's fairly common across the city and that when they did they map update, some of the lots in this small neighborhood were R-2 sized and some were R-3. He could have gone either way with this neighborhood all being R-2 or all being R-3. Kerry Trombley added he felt this could be an example of spot zoning just to allow one specific development. Mr. Cordonnier offered that he didn't think it would be considered spot zoning because they are both single family residential zoning districts, it's just one is geared toward medium sized lots and another for small lots.

Erik Adkins added that he had conversations with the former owner of the property, who expressed his opposition to rezoning to R-3. Unfortunately, they passed away before sending his comments to staff. Mr. Adkins added that the lot is 130 feet wide, so they could split it in a way for each to have 65 feet of frontage, which is well above the R-3 minimum.

Mayor Muryn summarized that given that the previous owner opposed the rezoning, it matches the surrounding neighborhood, and that it used to be R-3, the request made sense to her. If a site plan came forward in the future, they could make sure it conforms to the neighborhood. Mr. Trombley and Mr. Clinger stated their opposition was against the ability to potentially increase the neighborhood density.

MOTION

Rob Martin made a motion **for approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential**

2nd: Mayor Muryn

VOTE: Yay (3) Nay (2) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.

CPC Staff

General Information

This request is on the north side of W. Pearl Street, north of the main hospital building. The hospital complex is zoned 0-1 Office/Institution. To the north, there is a neighborhood of R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

There is an existing parking lot on site.

Staff Analysis

Blanchard Valley Hospital has applied to reconfigure the parking area. This would see a shift in the location of the lot six feet to the north. They would then eliminate the east/west oriented parking medians, the existing brick wall, and the trees along the north end of the site. In their place, they would add four north/south oriented islands along the drive aisle that would have the required tree inside. They would provide 68 shrubs around the perimeter of the parking lot to meet the code. They would also provide a six-foot tall vinyl fence in the place of the deteriorating brick wall. They have also, provided six trees along the north side of the site to replace the removed trees for the construction. Staff is appreciative of the applicant's willingness to maintain the trees and fencing along the residential area to the north.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13- 2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

DISCUSSION

Todd Jenkins, from Peterman Associates, was present on behalf of the application. He said it's a pretty straightforward request. It's pretty much a direct replacement of an existing parking lot, but they had to include wider parking spots to meet the city standards. They understand the importance of maintaining screening along the north side, so they made sure to incorporate that. They will work with the City Engineer regarding the EPA requirements. They would also make sure they have the BMP's installed and work out the maintenance agreements with the city.

Dan Clinger asked if they would consider an 8-foot-tall fence because it would provide better screening than the proposed 6-foot-tall fence. Kerry Trombley said he was comfortable with them maintaining the 6-foot-tall fence since they would also maintain the 7 trees in addition to the fence. He also asked if there is enough room to maintain a grass area between the fence and property line. Mr. Jenkins said it varies between 10-15 feet and that the hospital would continue to maintain it.

Mr. Clinger also asked if they could have more islands. Mr. Jenkins said with the size increase

of the parking space sizes, they would prefer to maintain the number of spots. Mayor Muryn said she thought it would be more disruptive to the neighborhood to reduce the number, since it is an existing lot.

Mr. Clinger asked if they would only have 4 light fixtures on the poles in the lot. He said that there is a lot of light coming from the hospital, so he would like to make sure the photometric sheet is submitted.

Bill Shadle, 1708 S. Main Street, spoke next. He spoke to having issues regarding drainage into his yard after the power station was put in by the hospital. Mr. Jenkins offered to meet with Mr. Shadle to make sure they were doing what they needed to do regarding the drainage from the parking lot away from the homes.

MOTION

Mayor Muryn made a motion for **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13- 2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street with the following conditions:**

- **Work with engineering on drainage**
- **Submit a photometric sheet to HRPC**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

5. APPLICATION FOR FINAL PLAT #FP-07-2024 filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Staff Analysis

This roadway dedication should have been recorded with the Final Plat for the Tall Timbers 3rd Addition, but was mistakenly left off. This would have dedicated the cul-de-sac at the end of Industrial Drive. This would allow for Lot 3 and Lot 4 to have the required frontage for the 1-1 Light Industrial District. Staff is still supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

DISCUSSION

Dan Stone was present on behalf of the application. He said that the dedication was on the final plat that went to City Council for approval, but was mistakenly crossed out the signature sheet. This would clean up this issue and get it dedicated.

MOTION

Dan Clinger made a motion **for approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

2nd: Kerry Trombley

VOTE: Yay (5) Nay (0) Abstain (0)

6. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.

CPC STAFF

General Information

This request is located on the west side of Fox Run Road, south of the intersection with Greendale Avenue. The two parcels are both zoned M-2 Multi-Family High Density. It is in an area of a mix of R-3 Small Lot Residential, O-1 Office/Institution, and CD Condominium. The west side of the site has a creek, which is in the 100-year flood plain.

Parcel History

There has been an assisted living community at this property since 1982. Originally, the facility was constructed when it was zoned "C" residential, but has been moved to the M-2 Multi-Family, High Density district to better align with the use.

Staff Analysis

The Woodlands of Findlay are proposing a new 27,628 sf addition for the site. This would

add 53 additional units to bring the total number of units at the facility to 126. This addition would be 2 stories in height and would connect the three buildings at the back of the site together. It meets the setback requirements of the district.

This would eliminate the parking lot in the rear that accommodates 40 parking spaces. To offset the loss, they have proposed that they will install 16 new parking spaces on the northern parcel. This would give them a total of 56 parking spots, down from 82. For the M-2 district, assisted living communities are required 1 parking spot per 3 units. That would account for 42 parking spaces. The rest would be designated for staff. With the reduction in spots with the increase in units, staff had concerns that there was insufficient parking available to accommodate the growth of the facility. It should also be stated that this facility has changed owners over the years. If the assisted living use were to discontinue, the facility would need to adjust it's parking provided off-street. This is because the assisted living parking standards are less strict than other uses seen in the M-2 district.

When the site was originally constructed, it did not have a site plan for approval. It was in the "C" residential district, which did not have requirements for lot coverage at the time. The existing conditions of the site are above 40% the allowed lot coverage for the M-2 District at around 45%. This expansion would further push the limit for lot coverage and would need a variance from the Findlay BZA to approve the site plan.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14- 2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**

ENGINEERING

Access-

Access to the site will be from the existing parking lot that comes off of Fox Run Road.

Water Service -

Due to the configuration of the new building, the addition will be utilizing the existing domestic service from the existing structures but will be relocating the existing fire hydrant out of the building footprint.

Sanitary Service -

The site is proposing a new tap onto an existing manhole just north of the new addition.

Stormwater Management -

Due to the increase in impervious area, the site will be expanding the detention pond on the SW side of the property. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements -

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

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- WaterTaps
 - Mainline Taps xl
- Sanitary Sewer Tap
 - Main Line Tap xl

FIRE PREVENTION

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**
- **Receive a variance from the unit density on site**
- **Add a fence/landscaping along the southern boundary to block the neighborhood.**

DISCUSSION

Matt Cordonnier noted that there was a critical piece of information missing from the staff report. As it is right now, they are over the density for the site. The proposal for 126 units on the site would require nearly ten acres to accommodate 1 unit for every 3500 sf of site. The site itself is only five acres so it would nearly double the amount allowed.

Mayor Muryn added that she was surprised that staff was recommending approval. She wants property owners to be able to utilize their property, but it shouldn't impact the surrounding neighborhood. She felt like this was a problem for the neighborhood and would create additional issues.

Todd Jenkins, from Peterman Associates, was representing the application, along with the owner, Kyle Purdy. He thought it would make sense to recommend having the application tabled and then to skip ahead to hear concerns from the neighbors. They could then work on addressing these issues and be prepared to come back in October.

Robert Rouse, whose mother lives at 5 Hunters Gate, spoke first. He had concerns for the detention being maintained given that it was going to be expanded and brought closer to the residential neighborhood. He thought there was a lack of protection for the residents south of the site. He said that there is a lack of screening and that the landscaping is not well maintained. He would like to see an 8-foot-tall fence along that boundary.

Ben Franz, 3 Hunters Gate, spoke next. He noted that he had concerns about the addition being two stories tall rather than matching the one-story existing structures. He thought even with a fence, the light from this structure would not be adequately screened from the neighbors. He thought that more vegetation along the boundary would actually be more beneficial for screening.

Mr. Franz also echoed the staff's concerns that parking is inadequate and that he did not want to see parking on Fox Run Road given the amount of traffic this area sees next to the entrance to the subdivision.

Kerry Trombley asked the applicant for a bit more information regarding the assisted living facility and what would be in the addition. Kyle Purdy said they are a Medicaid waiver facility and got their license back in July this year. They currently have 20 residents in the facility, but they will easily fill the facility quickly given the current housing needs of the area. At peak hour, there could be 12 staff and kitchen members.

MOTION

Kerry Trombley made a motion **to table of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill building**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

7. APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.

CPC STAFF

General Information

This request is at the between Milestone Drive and Bluestone Drive. The site is zoned M-2 Multi-Family High Density. To the south and east, it is zoned C-2 General Commercial. To the west it is zoned CD Condominium. To the north, it is zoned R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Multi-Family.

Parcel History

This is the southern half of the property known as Covington Green Apartment Complex. The original apartments were approved by City Planning Commission in February 2004. The plans were approved with the condition of construction an all-weather access road to CR 236. At the time, this parcel was zoned PUD, and therefore did not have an issue with the density. In September 2018, they did receive a variance from the Findlay BZA regarding the lot coverage. They analyzed that for phase 2, they would be over the maximum lot coverage by about 5% if they included the required parking at the time. The standard at the time was 3 spaces per unit. They were granted a variance on lot coverage, which has since expired.

Staff Analysis

Somerset Plaza Inc. is proposing to implement the second phase of Covington Green Apartment Complex. This plan is the same as the original second phase plan that was submitted with the application back in February 2004. The buildings would match the existing look of the first phase. The buildings have the required foundation plantings parking lot landscaping, and meet the setbacks of the district.

With the variance that was reviewed in 2018, the applicant at the time included 87 additional parking spaces in their plans. The parking requirements have changed to 2 spaces per unit, plus 1 spot per every 5 units for visitor parking. For this 120-unit phase would require 264 spaces total. The current amount provided in the drawing is 344. If the additional parking would cause the project to go over the lot coverage, then staff would recommend that the additional parking spots be removed so that they do not require a variance.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following condition:**

- **Reduce the amount of parking to 264 spots**

ENGINEERING

Access-

Stie will be accessed from the existing private roadway that was constructed as part of phase one.

Water Service -

The waterline shown on the plans was installed as part of phase one. The new water service lines will be installed for each one of the structures and will most likely have an outside meter.

Sanitary Service -

Same as the waterline, the sanitary that is shown on the plans was installed as part of the first phase. The service laterals for the structures will be installed for each of the structures.

Stormwater Management -

Since the first phase of this development was constructed prior to the updated Stormwater Detention requirements for the City of Findlay, the pond will be expanded to properly detain the correct amount of runoff to the current standards. The new detention calculations have been submitted to the Engineering Department and they comply with the current City of Findlay standards

MS4 Requirements -

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

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
 - Service Connections x5
- Sanitary Sewer Tap
 - Service Connection x5

FIRE PREVENTION

Add 1 additional fire hydrant at the NE corner of building #7

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:**

- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**

DISCUSSION

Alyssa Taylor, from Miller Diversified, was present on behalf of the application. She said they were actually happy to reduce the parking. They would keep the parking in the red triangle area on the site plan, but eliminate the additional spaces. Matt Cordonnier added that the code does change over the years based on feedback.

Mayor Muryn asked for more information regarding the landscaping plan. Ms. Taylor said they included 32 maple trees throughout the site. For required foundation plantings, there is something like a thousand plants between sweet gum trees and reed grasses that will get the

required coverage.

Jim Stevens, from Bluestone Drive, spoke next. He said there are drainage issues on the north side of the site. Matt Cordonnier added that a neighbor, who is a local architect, had stopped in the office to look at the plans who said the same thing about drainage. Ms. Taylor said she would do a site visit with the maintenance staff to see if they could solve the issue.

Mike Senior, 2100 Bluestone Drive, spoke next. He lives at the corner of Bluestone Drive and Milestone Drive. He is not against the project, but he was concerned about traffic in the area. He wondered if Bluestone should only have parking on one side of the street since there is a fair amount of traffic.

Jaime Miller spoke next. He reiterated that Bluestone Drive has issues due to the parking on both sides of the street. Rob Martin said that this is something the Traffic Commission could address.

Mayor Muryn asked if sidewalks would be installed on the site. Mr. Kalb added that it was the same type of sidewalk you see in the first phase of the development. It connects the parking lot to the buildings.

MOTION

Mayor Muryn made a motion for approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:

- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**
- **Work with engineering to address the stormwater issues**

2nd: Kerry Trombley

VOTE: Yay (5) Nay (0) Abstain (0)

8. APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The last replat of the mall occurred in March 2021, which divided the mall into 5 lots.

Staff Analysis

Rocky Five Investments are proposing to subdivide the Findlay Village Mall Lot 4 into 3 new lots. Lot 8 would be the main part of the mall and parking lot on Tiffin Avenue, measuring 7.575 acres. Lot 9 would be the rear of the mall that is remaining, plus the parking lots in the rear of the site, measuring 21.064. Lot 10 is the current site of Tokyo Steakhouse that would remain, measuring about 0.212 acres in size. There is a small easement from this lot to the Michael's building on Lot 3. When it was previously platted, these offices for Michael's were not included in Lot 3, so they continue this easement with this replat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

ENGINEERING

Engineering does not have any concerns with the final plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

DISCUSSION

Eric Trout and Todd Jenkins from Peterman Associates were present on behalf of the application. Kerry Trombley asked if there were shared parking agreements. Eric Trout said that they would execute reciprocal agreements. Jacob Mercer confirmed that during the last replat, they were recorded at that time.

MOTION

Mayor Muryn made a motion for approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

9. APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.

CPC STAFF

General Information

This request is located on Lot 8 of the Findlay Village Mall Subdivision. It is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the current main entrance into the mall site.

Staff Analysis

Rocky Five Investments is proposing a demolition of the existing building 188,000 sf structure on lot 8 to build a new 131 809 sf retail store for the mall site. This new retail space would bring back the front facade of the building to being closer in line with the Runnings to the east on Lot 5.

The demolition would create separation of the new retail building from the Dunham's and Michael's to the west. This would leave room for a 24-foot drive aisle and 44 additional parking spots on the west side. The newly open space in the front allows them to keep a consistent drive aisle along the front of the building with the Runnings site. They have provided 406 total parking spots for the store, which is above the minimum required 351 for the C-2 district. The second row from the east side will have some spots dedicated for the online pickup that is becoming standard for big box retail stores.

Staff has met with the applicant several times over the past few months and have been able to work through several issues regarding the site. They have shifted their entrance to the site to the west to align with the driveway across the street. They have also provided a green strip buffer to approximately match the strip that was installed with the Raising Cane's. They worked with staff regarding the drive aisle of the drive on the west side of the building to accommodate fire and engineering. They also are working with staff to consolidate signage on site, and will be on the BZA agenda for a pylon sign variance. Staff was supportive of their request due to the consolidation and the uniqueness of the project.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

ENGINEERING

Access-

As part of the site redevelopment the existing entrance off of Tiffin Avenue will be shifted to the west to align with the front of the new building. Along with moving the front entrance, a new drive lane and parking lot will be installed on the west side of the building.

Water Service -

With the new proposed building and truck docks some of the fire hydrants and connection locations will be relocated to accommodate for the configuration. On the backside of the building the site will be existing the existing waterline to accommodate for a new fire hydrant as well as a fire a domestic connection. For the fire and domestic lines, we will just need isolation valves after the tees, and the meter and backflow will be set up inside of the new building.

Sanitary Service -

The site is proposing to reconnect to the existing lateral.

Stormwater Management -

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

MS4 Requirements -

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

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit xl (Waterline Tap)
- Water Taps
 - o Mainline Taps x2
 - o Service Connections xl
 - o Fire Service Connection xl
- Sanitary Sewer Tap
 - o Main Line Tap xl

FIRE PREVENTION

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

DISCUSSION

Eric Trout and Todd Jenkins from Peterman Associates were present on behalf of the application. Mr. Trout reiterated it is a typical big box development. They will be adding a

parking drive between this building and Michael's to the west. There will be 12 drop off spots in the parking lot for online pickup. The buildings surrounding this development will remain.

Mayor Muryn stated that she was appreciative of the applicant to work with the city to address comments from staff regarding the plans. She likes that the drive aisles are being realigned and entrances shifted to address traffic concerns. On the whole, she was excited to see the developer try to breathe life into this mall area.

Eric Trout mentioned to the group that they had been to the County Building Inspection Board of Building Appeals and they received approval for the size and location of the building. Mr. Clinger asked why they went to that Board. Mr. Trout said they were getting approval for the spacing widths between the buildings. Between Tokyo Steakhouse, it is only 38 feet. In the back of the building, it is only 28 feet, which did not meet the required 60 feet.

Jacob Mercer asked what the plans were for remainder of the mall building on the north side. Mr. Trout said it would be sealed off, and only emergency exits being provided. The developer does not have a firm plan for it now.

Mr. Clinger asked about the fire valves and the transformer. Mr. Trout said that they would move the fire valves and that they would add a new transformer for the retail space.

Mr. Clinger asked about the storm line and the truck dock. Mr. Trout said that the storm line is existing but would be resized to get the truck docks to get the clearance. Mr. Clinger asked if they would be dropping the dock. Mr. Trout said they would be by four feet. Mr. Clinger asked what they would be doing with the existing parking lot. Mr. Trout said that would be repaved and restriped. They would work with staff to make sure there is good directional signage.

Mr. Clinger asked if landscape islands could be added to the site. Mr. Cordonnier said that the developer had discussions with staff about this. Mr. Cordonnier had advocated for those as well, however, the proposed store said that the reduction of spots would put strain on the ability for them to make the site work. They are already below their typical corporate level, so that could jeopardize the project. Jackie Schroeder noted there is a striped area on the bottom corner of the lot, she would recommend that be turned into a landscaped island.

Mr. Clinger asked what the parking would be like between the stores. Mr. Trout said that there would not be any new entrances to the stores throughout that area. It would be ideal for employee parking.

Preston Humphries, 1700 Hilton Avenue, spoke about the project. He was concerned that truck traffic on the west side of the site. He said that the north building was already being used for storage and has truck traffic. Eric Trout said that they didn't plan to revise any of the entrances on the west side of the site. Mayor Muryn said that they could have traffic commission see if there is any traffic calming measures that could be taken along Plaza Street.

MOTION

Mayor Muryn made a motion for approval of **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue with the condition:**

- **For the fire and domestic lines, add isolation valves after the tees, and the meter and backflow will be set up inside of the new building.**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

10. APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR99.

CPC STAFF

General Information

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

Parcel History

The site is currently vacant. The lot for this development was recently approved at the March 2024 CPC Meeting.

Staff Analysis

The applicant has proposed a 153-unit hotel for the south 4.04 acres of Lot 1 of the Dale Park Subdivision. This lot would face the proposed Mardic Drive upon its completion. The site has 158 parking spaces, which is below the minimum requirement. For hotels, the requirement is 1.1 spaces per room plus 1 spot per employee during peak shift. The rooms would need 168 parking spots plus the additional spots for employees. The parking lot meets the setbacks for the C-2 district. Staff did not see if there would be a restaurant included in the hotel. If there is one, this would require an additional 1 per 100 sf over 1,000 sf for areas used for entertainment.

The plans show that the applicant has attempted to meet the landscaping requirements. While they did not provide the number of required shrubs, 157 rather than 166, they have provided an additional five ornamental trees, which staff is supportive of the change. They have provided the required nine landscaped islands. For the parking lot landscaping, they are short 12 trees and 86 shrubs. They note that the majority of this is due to the pond on the south side of the site.

For screening it noted that this should be determined by City Planning Commission due to the multi-family development on the south side of Midwest Court. Given that the lot in between this property and the housing development is small, and there is no time table on how quickly it will develop, staff would like to see Level 2 option 2 screening included on the south side. Level 2 option 2 is five canopy trees, five evergreen trees, and ten shrubs per one hundred

lineal feet (100') of contiguous boundary.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

ENGINEERING

Access-

The site will be accessed by two new drives coming off of Mardic Drive. As part of the site construction there will be a 4 ft wide sidewalk installed on the west side of Mardic Drive.

Water Service -

The site is proposing two new services to come off of the new waterline that is located on the west side of Mardic Drive. The site is only proposing a fire and domestic line, but if an irrigation line is needed that line will need to be a separate tap.

Sanitary Service -

The site is proposing a mainline tap on the sanitary line that is located on the east side Mardic Drive.

Stormwater Management-

The site is proposing a new detention pond on the south side of the site to account for the stormwater of the new development. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements -

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

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x2
- Sidewalk Permit xi
- Water Taps
 - Service Connections x1
 - Fire Service Connection xl
- Sanitary Sewer Tap
 - Main Line Tap xl
- Storm Sewer Tap
 - Mainline Tap x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

DISCUSSION

Dan Stone was present on behalf of the application. They will comply with the perimeter landscaping. They will investigate if they need to get a variance for the number of parking spaces. For the level 2 screening, he thought that was a bit of overkill. There is a lot in between this site and the intersection with Midwest Court. Then the residential development is set back a way off the road and doesn't face that direction. It's close to 350 feet away from the development. Matt Cordonnier said that the code does not specifically require that level of screening and they are flexible to meet in the middle.

Kerry Trombley asked to confirm that there was not a fence around the pond, which Mr. Stone said no. Mr. Clinger asked if the pond has capacity for the rest of the site. Mr. Stone said it does not and that any development would need their own. Mr. Clinger wondered if the small lot was big enough to develop. Mr. Stone said they looked at it, and it could support something like a restaurant.

Mayor Muryn said that she was supportive of the project and was happy that they had worked with staff on the layout that works for the whole area. The City needs additional hotel capacity and this helps address that.

Rob Martin stated this is the first development for a whole area. He wanted to make sure that the sidewalks would be installed as things get developed. Mr. Stone said that they would have sidewalk on their side of the roadway, and that they would eventually have a 10 feet wide multi-use path to tie into CR 99.

MOTION

Mayor Muryn made a motion for **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

11. APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.

CPC STAFF

General Information

This request is to the east of Technology Drive, south of Midwest Court. It is zoned M-2 Multi-Family High Density. To the west, it is zoned C-2 General Commercial. To the south, it is zoned Office and Condo. It is not located within a 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is vacant. There was an original proposal for the site that was approved by City Planning Commission at the May 2022 meeting. The application was approved with the following conditions:

- **Submit the landscaping plan for HRPC review and approval (HRPC).**
- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Consultant to work with Engineering Department on relocating the waterline and adding additional valves (ENGINEERING).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (ENGINEERING).**

Staff Analysis

This project has shifted in scale since the May 2022 CPC Meeting. The apartments area on the east side has been shifted to the west, and the single-family townhome option has been removed from the plans. This reduces the lot coverage down to 18.2% of the full site. The M-2 maximum lot coverage is 40%. All buildings meet setback, height, and separation requirements for M-2.

They have indicated that they will be providing 847 parking spaces throughout the development. This would exceed the required 823 spaces of the M-2 District. Landscaping for foundation plantings, perimeter landscaping, and parking landscaping meets or exceeds the standards for the M-2 district.

One of the conditions in the original plans regarded adding sidewalks to allow better walkability. They have added extensive five-foot-wide concrete walks from the parking areas to their associated buildings. Staff would like to see these walks connected to better serve the walkability of the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following condition:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**

ENGINEERING

Access-

As part of the development of the whole area, Midwest Court will be extended to the east, providing an access point along the new roadway. Along with the access point off of Midwest Court, there will be an additional drive located south of Midwest Court giving access to and from Wellness Way. Within the site itself there are multiple roadways that lead to the various buildings.

Water Service -

The proposed plans are showing the waterlines to be a public system, with a 1.5-inch service line for each of the structures. With the proposed design, the water meters will be on the outside of the structures, but if a meter is desired for each living quarter the Engineering Department will work with the consultant to find a final design.

Sanitary Service -

The proposed sanitary system will be a private system within the development. There will be one mainline tap for the system that will come off of separate manholes located on the south side of Midwest Court.

Stormwater Management -

Calculations were submitted as part of the application and the proposed detention report complies with the City of Findlay Standards. The stormwater will be detained by four onsite detention ponds.

MS4 Requirements -

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

Recommendations:

Conditional Approval of the Site Plan

- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters.

The following permits may be required prior to construction:

- Drive Permit x2
- WaterTaps
 - o Mainline Taps x2
 - o Service Connections x29

- Sanitary Sewer Tap
 - o Main Line Tap xl
 - o Service Connection x29
- Storm Sewer Tap Permit xl
- Sidewalk Permit xl

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)**

DISCUSSION

Dan Stone was present again on behalf of the application. He reiterated that Midwest Court would be extended to make a connection with the newly installed Mardic Drive to provide better site connectivity. Other than that, they have worked to comply with everything else. For the water services, they would continue to work with the City Engineer’s Office. The sidewalks have been something they would like to address alongside staff to come up with an acceptable plan. They show some sidewalks but would need to work with staff to come up with a more complete plan to connect to the wider community.

Dan Clinger asked what the lighting plan looked like. Griffin Caldwell from Casto Development reiterated that there would be lighting on the buildings as well as in the parking lot.

Jackie Schroeder asked if there would be phasing. Mr. Caldwell said the first phase would be 230 units, but after that, they wanted to see how the rest of the northern part of the area developed before adding an additional 144 units.

Mayor Muryn reiterated her support for the project. She did ask that the developer consider variation of architecture or color between buildings. This would add to the overall value of the site.

MOTION

Mayor Muryn made a motion **for approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)**

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

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

CPC STAFF

General Information

This request is located on west side of Crystal Avenue at the intersection with Midland Avenue. The parcel is zoned R-1 Large Lot Residential. It is located within a mostly R-1 Large Lot Residential neighborhood, with some R-3 Small Lot Residential to the south. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The applicant submitted a statement that historically there was a car repair shop in the site since the 1940's. ProTech Rental Properties bought the building in 2021. Rooster Roofing, also owned by Protech Rental owner Joe Corran, has utilized the space for outdoor storage of vehicles in the meantime.

Staff Analysis

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

Staff Recommendation

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

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

ENGINEERING

No Comment

FIRE PREVENTION

- Need a fire inspection prior to opening

RECOMMENDATION

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

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

DISCUSSION

Jacob Mercer started discussion by stating that they met with the applicant after the packets were sent out. He said that they were willing to remove the restriction on the business hours. They would like to consider a restriction to six vehicles in the rear parking lot rather than it being enclosed. This is to ensure proper maneuverability off the lot. They would also place a restriction on to not allow outdoor storage, since it is not enclosed. Mayor Muryn asked if staff had received any complaints from the neighbors. Mr. Mercer said that he had, and that most of the comments were that it did not fit in the residential neighborhood. One neighbor submitted photos of oil pans in the grass lawn strewn around.

Mayor Muryn asked for clarification with a re-establishment of a non-conforming use, could it be revoked like a conditional use. Matt Cordonnier said he did not believe so. After CPC, it would actually go through City Council Planning & Zoning Committee, which is not the same process as a conditional use. Mayor Muryn asked if they could put conditions on it. Matt Cordonnier said most things can have conditions applied.

Joe Corron was present on behalf of the application. He started just by stating that when Rooster Roofing moved into the building prior, he thought that the use was grandfathered with the property. He still is unclear why this even needed to be reviewed. Eric Adkins spoke to say that after the original business closed, it was left empty for over 2 years, which causes the site to lose its grandfathered status. Either the non-conformity has to be re-established or they need to meet the zoning. He also explained that this is a heavy automobile repair business, which is a higher intense use than the Rooster Roofing use.

Mayor Muryn asked what could be done to the site to help clean it up. Mr. Corron said they can replace the fence along the back of the site, which has been in disrepair. They do not have any plans to expand the parking lot.

Clark Thompson, 430 Garfield Avenue, spoke next. He says the business is very quiet and they are nice people. He agreed that the fence looks bad and needed to be replaced. He also wanted to see the sidewalk repaired, since it has deteriorated so extensively it makes it hard to walk on.

Mr. Clinger asked for clarification on what is inside the building. Mr. Corron said it was a small 12x12' office and then a body shop area that was built back in the 1940's.

Mr. Trombley wished that this could be a rezone since it was a commercial building, zoned residential. It's been a commercial building for 60 years, so it would make sense to rezone and then ask for a conditional use. It doesn't help today, but it would be a better solution. Mr. Adkins noted that they originally talked about rezoning, but the quicker solution was to go this path. Re-establishing would be a quicker path forward since the rezoning would take several months to get done.

MOTION

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

- **All work be done in the enclosed space**
- **Need a fire inspection prior to opening**
- **Re-do the sidewalk, and replace the fence**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

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

TRAFFIC COMMISSION

City of Findlay
August 19, 2024

MINUTES

ATTENDANCE:

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

STAFF PRESENT: Dave Honse, Public Works Superintendent; Jake Kelley, Traffic Signal Department; Kathy Launder, City Clerk.

GUESTS PRESENT: Dustin Rice, Dan DeLong, Barb DeLong, Ashley Donaldson, Carah Alvarez, Jesus Alvarez.

OLD BUSINESS

1. Request of Dustin Rice, 1310 Amelia Avenue, for solutions to persistent speeding on Amelia Street.

4/15/2024

Rice stated that motorists going high rates of speed on Amelia Avenue south of Blanchard Avenue has been ongoing since 2017 when he moved there. When the speed trailers are brought out, motorists slow down and when they are removed, motorists speed back up. Rice understands that the City does not allow speed bumps in the roadway. In reference to the suggestion of a three-way stop at Amelia Avenue and Fourth Street, Director Martin explained that the science behind placing stop signs is that you put stop signs in for maneuverability, not to slow traffic. Human nature is to have a tendency to speed up between stop signs or miss them completely, and it gives the pedestrian a sense of false security. Kalb stated other options are narrowing concepts to slow traffic, but concerned about how wide the street currently is and do not want to narrow too much and cause head on collisions. Director Martin stated that the City has been working through all the scenarios to try to come up with a solution. Kalb stated that traffic coming off of Blanchard Avenue have an easy turn onto Amelia and do not have to slow down as much and can get back up to speed much quicker. He suggested that a slight reconfiguration of the Blanchard Avenue/Amelia Avenue intersection to tighten up the radius to make traffic turn at a sharper degree than what is currently there may help to slow traffic coming off of Blanchard Avenue. Chief Mathias suggested to periodically post the speed trailers. Rice stated that the Police Department is welcome to park in his driveway to monitor traffic. Copus stated they can attach the small radar collection sign to a signpost to collect data rather than use the large trailers. The radar will run one week without displaying speed, but will collect data, and then run one week displaying the speed while continuing to collect data. Kalb stated that this data will help support a decision to place stop signs.

Motion to post radar collection unit to collect speed data for two weeks, evaluate curb bump out options on Amelia and Blanchard, and table request until data is evaluated, by Director Martin, second by Councilman Bauman. Motion passed 5-0.

06/17/2024

Director Martin reviewed the speed data results from the radar collection unit. He stated there a couple outliers, but the majority of motorists are complying with the speed limit. These results do not warrant a stop sign. Kalb stated that he attended a seminar regarding traffic calming measures on residential roads. Suggestions from the seminar include putting a curve in the road creating choke points or installing a mini roundabout. Kalb stated that due to the results of the radar collection, he recommends to not place stop signs, but get feedback from the residents on the street for traffic calming solutions. He stated that the City will send out letters to all residents on the street to get feedback. He further stated that there is a decent amount of right-of-way to work with and no truck traffic to contend with. Engineering Department will work with the neighborhood for solutions.

8/19/2024

Kalb stated he sent approximately 40 letters to residents on Amelia Ave. and received 7 responses back. Talked with residents about what problems they are seeing on Amelia. Concerned with Amelia being a cut through and motorists speeding through. They were open to traffic calming measures. Kalb suggesting speed tables, mini roundabouts, narrowing the road in some areas. Mixed responses on being in favor of speed tables. Residents do not want the mini roundabout. Kalb didn't get as many responses back as were hoping to get. The area does need something done for slowing traffic since it is a cut through. Don't want to make a definite decision on what measure to take since we didn't get a lot of feedback.

Martin stated that he is happy to see neighbors talking with neighbors and kids playing together in yards, but does not condone kids running across the street. Amelia Ave. is a street meant for vehicular traffic. Looking for happy medium. One child getting hit is too many. Does not want to go to extreme, because it seems the neighborhood is torn on this issue too. Rice stated that some suggested a one way or dead end, but he is not in favor of that because it is detrimental to the residents on the street. Kalb agreed that it would be counterproductive. Kalb stated to move forward with an overall solution, this will have to be a capital project. It will have to go through Council process. Martin stated we are still getting feedback. Need another form of communication to engage the neighbors for feedback. Then take to City Council's Streets and Sidewalks Committee for determination to put in Capital Plan. That will give the residents a chance to talk with members of the Committee in a public forum. As soon as we implement something on Amelia Ave., other areas in the City will want to implement for their neighborhoods. Kalb stated that he will get input from Police, Fire, and Public Works Departments to see

what they would like to see as well. Don't want to make a decision today since we have not received enough feedback. Kalb will put some sketches together of different options for traffic calming measures, try to get more feedback from the neighborhood, and then take to Streets and Sidewalks Committee. Once we implement a traffic calming measure on Amelia, there are numerous other streets that traffic calming measures can go. Before we move forward with Amelia Ave., we need to develop standards for traffic calming measures so that we have set standards to go by to make decisions when requests come up.

Motion to refer to Engineering Department to come up with options for traffic calming measures to submit to City Council Streets, Sidewalks, and Parking Committee, by Director Martin, second by Kalb. Motion passed 4-0.

NEW BUSINESS

1. Request of Dan DeLong, 130 Woodcliff Drive, for signs stating "Do not contribute to illegal panhandling. Call police department to report" at locations where panhandling is being done.

Dan DeLong stated that he sent an email regarding installation of signs regarding illegal panhandling where illegal activity is occurring. Most of the locations that this is occurring is on private property. He provided a photo of a sign in Indianapolis that states "Do not contribute to illegal panhandling Call IMPD 317-327-3811 to report". He stated at times it is disconcerting, it causes people to slow down. At times the individuals get a little aggressive asking for money. Walmart on Trenton Avenue is one of the locations it is occurring. Director Martin asked the Commission members if this is a sign that we want to consider posting or reach out to property owners to post. Will add to agenda for next meeting for further discussion and consideration.

Chief Mathias stated we currently have five permits issued for panhandling. The permits are good for one year. In order to obtain a permit, a background is completed and then approved by Chief Mathias. The police department has received 90 calls regarding panhandling complaints, 47 were gone by the time police officer arrived, 37 were no reports due to being unable to locate individual, 1 arrest and 1 referred to prosecutor's office. Kalb stated that there is nothing regulating these type of signs for placement in the right-of-way. The question is where do we place the signs. Dan DeLong stated that the signs would be to educate the public of the laws regulating panhandling. Carah Alvarez suggested putting information out on social media. In her opinion, a sign is a waste of time. Chief Eberle suggested having signs available for private businesses to purchase that see a lot of panhandling. Director Martin suggested placing the signs at city limits and put information out on social media.

Motion to place signage at entrances to city corporation limits, offer provide property owners signs, and create education outreach on social media, by Director Martin, second by Kalb. Motion passed 4-0.

2. Request of Ashley Donaldson, 116 Lima Street, for clarification of pedestrian right-of-way at the Hancock Hotel driveway and install signs for pedestrian safety.

Donaldson stated that she walks Downtown a lot. She inquired if the sidewalk under the overhang at Hancock Hotel is city right-of-way. Often there are two rows of cars parked under the overhang ignoring pedestrians walking through. She said that she had talked with Hancock Hotel and they stated they were educating their valets about the right-of-way area under the overhang. She stated they need ongoing education of their valets. There is no signage at the hotel stating that there is a pedestrian right-of-way area under the overhang. Chief Mathias stated that he talked with Lori Vance at Hancock Hotel. Vance was under the impression that the area under the overhang was all private property. Vance will educate the valets that pedestrians are permitted. Donaldson stated that they need to make sure that cars do not park along the right-of-way area under the overhang. Kalb stated this is an operational issue. Director Martin suggested having Hancock Hotel place a sign on a pedestal informing vehicle and pedestrian traffic where the pedestrian walkway is. Director Martin request Honse work with Hancock Hotel to come up with a solution.

Motion to have Public Works Department reach out to Hancock Hotel for a solution to maintain pedestrian walkway under canopy of Hancock Hotel, by Director Martin, second by Kalb. Motion passed 4-0.

3. Request of Hope Klingler, 204 E. Hobart Avenue, for no parking signs on Maple Avenue from Hobart Avenue to Eagle Street.

Honse stated that Maple Avenue in this area is too narrow for parking. It should be marked as No Parking Any Time on both sides of the street from Edgar Avenue to Pearl Street.

Motion to table request until communication can be sent to residents living along Maple Avenue from Edgar Avenue to Pearl Street requesting feedback on changing this area to No Parking Any Time on both sides of the street, by Chief Eberle, second by Kalb. Motion passed 4-0.

4. Request of Terry Werling, 2528 Blanchard Avenue, for a signaled crosswalk at 6th Street and Washington Street.

Director Martin stated that the piano keys style crosswalk markings would cause a disruption in vision to make crosswalk more visible.

5. Request of Carah Alvarez, 920 Crystal Avenue, for a flashing red light at the four-way stop at Crystal Avenue and Bernard Avenue/Foulke Avenue intersection.

Carah Alvarez stated that school busses pick up children at this intersection and the kids have to cross. Kelley stated that Crystal Avenue had a flashing light at the intersection about six years ago. Traffic Commission voted to remove due to cost of replacement. Flashing stop signs were suggested. There are crosswalk ahead signs. The crosswalks are only on three crossings of the intersection: across Bernard Avenue, across Foulke Avenue, and across the northside intersection on Crystal Avenue. C. Alvarez stated that a lot of semi trucks are not stopping at the stop signs on Crystal Avenue giving no regard. There are a constant number of motorists running the stop sign. Kalb suggested painting the crosswalks with the piano keys style. Honse stated that he would prefer to go back to an overhead blinking light on a span wire attached to the utility poles.

Motion to install advance warning above or stop signs whichever is more cost effective and paint piano keys style at the crosswalks, by Director Martin, second by Chief Eberle. Motion passed 4-0.

OTHER BUSINESS

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on September 16, 2024 at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder
City Clerk

TRAFFIC COMMISSION

City of Findlay
September 16, 2024

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Service-Safety Director Rob Martin, City Engineer Jeremy Kalb, Police Chief James Mathias.

STAFF PRESENT: Dave Honse, Public Works Superintendent; Kathy Launder, City Clerk.

GUESTS PRESENT: Philip Howard.

OLD BUSINESS

1. Request of Hope Klingler, 204 E. Hobart Avenue, for no parking signs on Maple Avenue from Hobart Avenue to Eagle Street.

8/19/2024

Honse stated that Maple Avenue in this area is too narrow for parking. It should be marked as No Parking Any Time on both sides of the street from Edgar Avenue to Pearl Street.

Motion to table request until communication can be sent to residents living along Maple Avenue from Edgar Avenue to Pearl Street requesting feedback on changing this area to No Parking Any Time on both sides of the street, by Chief Eberle, second by Kalb. Motion passed 4-0.

9/16/2024

Item remains tabled.

NEW BUSINESS

1. Request to install "No Truck" signs on Osborne Avenue at East Sandusky Street and McManness Avenue at Tiffin Avenue.
2. Request to install No Trucks sign on Fishlock Avenue.

Director Martin stated that he has received numerous calls from residents regarding semi trucks traveling on Fishlock Avenue as well as Osborne Avenue/McManness Avenue. Mr. Howard stated that he has also seen numerous semi trucks traveling on Fishlock Avenue as well as Osborne Avenue/McManness Avenue. Kalb stated that semi trucks should remain on state routes. The commission members have no issues posting no truck signs in these areas.

Motion to place "No Truck" signs on Osborne Avenue, McManness Avenue, and Fishlock Avenue at locations determined by the Street Department, by Kalb, second by Chief Mathias. Motion passed 3-0.

3. Request of Jamie Powers, 1325 Woodworth Drive, for no outlet signs on Woodworth Drive at Fostoria Avenue and Glen Meadow Drive.

Director Martin stated that there is only one way in and out of Woodworth Drive. There should be no outlet signs there.

Motion to install "No Outlet" signs on Woodworth Drive at Fostoria Avenue and Glen Meadow Drive, by Director Martin, second by Chief Mathias. Motion passed 3-0.

4. Request of Bryan Crosswhite, 1328 Byal Avenue, to change the intersection of Byal Avenue and Greenwood Street from a two way stop to a four way stop.

Kalb stated that this intersection does not meet the criteria for a multiway stop. Greenwood Street would have to have the same amount of traffic that Byal Avenue has and there has to be more than five vehicle accidents at this intersection in a 12 month period. Need to keep a thoroughfare running.

Motion to deny request for a four way stop at the intersection of Byal Avenue and Greenwood Street due to not meeting the criteria of a multiway stop, by Kalb, second by Director Martin. Motion passed 3-0.

OTHER BUSINESS

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on October 21, 2024 at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder
City Clerk



AUDITOR'S OFFICE

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Telephone: 419-424-7101 • Fax: 419-424-7866
www.findlayohio.com

JIM STASCHIAK II
CITY AUDITOR

Monday, October 07, 2024

The Honorable Council
Findlay, Ohio

Council Members,

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

Summary of Year-To-Date Information as of September 30, 2024
Financial Snapshot for General Fund as of September 30, 2024
Open Projects Report as of September 30, 2024
Cash & Investments as of September 30, 2024

Respectfully Submitted,

Jim Staschiak II
City Auditor

SNAPSHOT Revenues/Expenditures & Key Balances Snapshot PROJECTED:

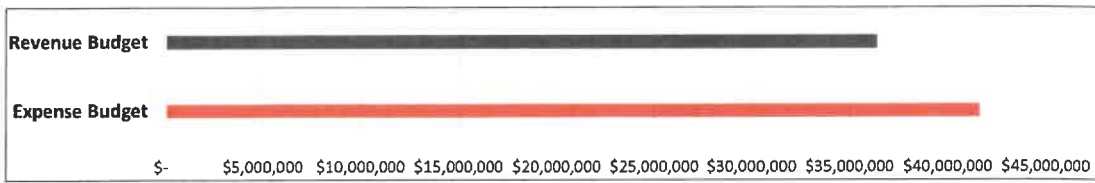
9/30/2024

GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated		\$	30,547,996
Revenue and Receipts Projection General Fund	\$	36,407,517	
Expenses Appropriated General Fund <i>(assumes \$0.00 returned by departments)</i>	\$	41,601,674	

BUDGETED OPERATIONAL SURPLUS/(DEFICIT) (5,194,157)

BUDGETED UNENCUMBERED YEAR END GENERAL FUND BALANCE \$ 25,353,840



MONITORING INTANGIBLE / ANTICIPATED ITEMS

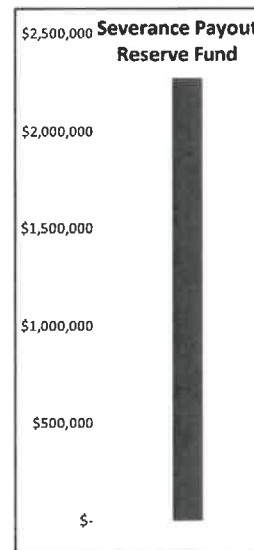
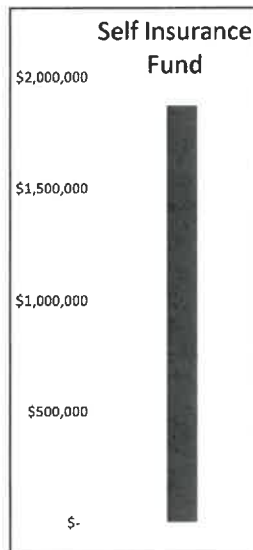
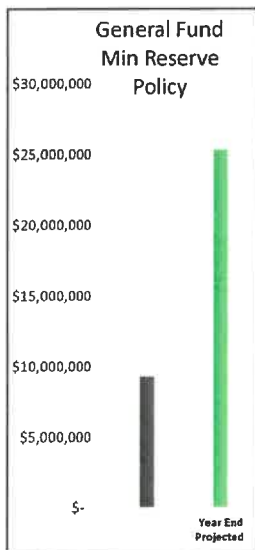
POSSIBLE

LIKELY

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

FINANCIAL POLICY AMOUNTS

			Year End Projected	Over/(Short)
Minimum Reserve Balance General Fund	\$	9,311,758	\$ 25,353,840	\$16,042,082
General Fund Rainy Day Reserve Account <i>(to be adjusted in February)</i>			\$ 2,096,404	
Self Insurance Fund			\$ 1,873,429	
Severance Payout Reserve Fund & Potential Retirements			\$ 2,271,198	



CITY OF FINDLAY
CASH & INVESTMENTS AS OF SEPTEMBER 30, 2024

<u>AMOUNT</u>	<u>DESCRIPTION AND COUPON RATE</u>	<u>BANK/FIRM</u>
\$ 1,964,000.00	STAR OHIO @ 5.290%	
134,104.26	STAR OHIO @ 5.290%	
51,003,500.00	STAR OHIO @ 5.290%	
1,697,776.75	STAR OHIO @ 5.290%	
29,505,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 4.290%	PREMIER BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 5.000%	WATERFORD BANK
953,568.75	US TREASURY @ 5.090% COUPON	HUNTINGTON SECURITIES
1,497,885.00	FFCB @ 4.75% COUPON	FIFTH THIRD SECURITIES
988,500.00	FHLB @ 4.100% COUPON	KEYBANC CAPITAL
993,710.94	US TREASURY @ 4.500% COUPON	PNC BANK
974,065.00	US TREASURY @ 5.340% COUPON	HUNTINGTON SECURITIES
962,019.33	US TREASURY @ 5.190% COUPON	HUNTINGTON SECURITIES
951,440.00	US TREASURY @ 5.110% COUPON	HUNTINGTON SECURITIES
995,976.56	US TREASURY @ 4.625% COUPON	FIFTH THIRD SECURITIES
992,460.00	US TREASURY @ 4.500% COUPON	KEYBANC CAPITAL
982,265.63	US TREASURY @ 3.875% COUPON	FIFTH THIRD SECURITIES
998,750.00	US TREASURY @ 5.000% COUPON	FIFTH THIRD SECURITIES
984,609.38	US TREASURY @ 4.000% COUPON	FIFTH THIRD SECURITIES
978,906.25	US TREASURY @ 3.750% COUPON	FIFTH THIRD SECURITIES
980,078.13	US TREASURY @ 3.500% COUPON	FIFTH THIRD SECURITIES
993,300.00	US TREASURY @ 4.125% COUPON	KEYBANC CAPITAL
974,630.00	US TREASURY @ 1.750% COUPON	KEYBANC CAPITAL
978,580.00	US TREASURY @ 2.875% COUPON	KEYBANC CAPITAL
<hr/>		
\$ 101,975,125.98	INVESTMENT TOTAL	
2,793,575.31	5/3 BANK ACCOUNT BALANCE	
19,971.27	ACCRUED INVESTMENT INTEREST	
<hr/>		
<u>\$ 104,788,672.56</u>	TOTAL CASH & INVESTMENTS	

UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)

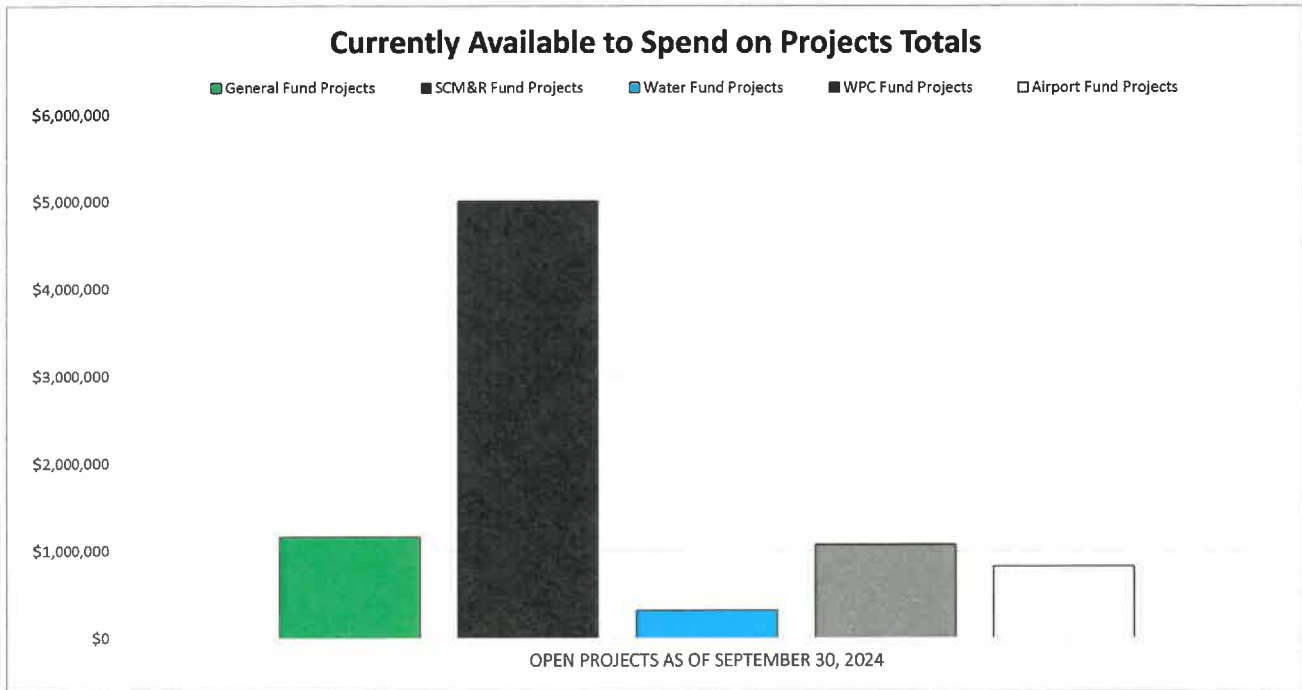
GENERAL	\$ 25,353,840
SCM&R	1,285,981
SCM&R HIWAY	411,509
SEVERANCE PAYOUT RESERVE	2,271,198
ARPA	63,402
AIRPORT	288,239
WATER	5,661,516
SEWER	14,420,662
STORMWATER	1,938,034
PARKING	37,019
CIT ADMINISTRATION	964,794
CIT CAPITAL IMPROVEMENT	4,160,616
CIT FLOOD MITIGATION	2,460,000

CITY OF FINDLAY

BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF SEPTEMBER 30, 2024

\$ 34,213,452.64	General Fund
2,096,403.85	General Fund Restricted Rainy Day
5,391,644.47	General Fund Projects
1,755,125.73	SCM&R Fund
2,910,121.93	SCM&R Fund Projects
174,364.99	County Permissive License Fund
435,900.11	State Highway Fund
934.39	Law Enforcement Trust Fund
1,694.03	Drug Law Enforcement Trust Fund
372,100.61	ID Alcohol Treatment Fund
143,406.02	Opioid Abatement Fund
75,171.16	Enforcement & Education Fund
1,118,861.70	Court Special Projects Fund
189,518.90	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
190,737.03	Alcohol Monitoring Fund
202,715.75	Mediation Fund
100,939.12	Electronic Imaging Fund
1,290.97	Legal Research Fund
2,397,699.63	Severance Payout Fund
63,402.31	ARPA Fund
98,018.23	Debt Service Fund
39,565.26	CR 236 TIF Fund
1,123,004.15	Municipal Court Improvement Fund
837,293.72	Airport Fund
721,204.46	Airport Fund Projects
8,945,584.86	Water Fund
949,673.97	Water Fund Restricted
4,022,355.55	Water Fund Projects
14,288,807.65	Sewer Fund
5,298,642.19	Sewer Fund Restricted
2,036,897.07	Sewer Fund Projects
58,498.36	Parking Fund
-	Parking Fund Projects
93,067.22	Swimming Pool Fund
37,203.35	Internal Service Central Stores Fund
-	Internal Service Workers Comp Fund
2,059,300.66	Internal Service Self Insurance Fund
3,944,888.91	CIT Fund
2,934,350.28	CIT Fund- Restricted Capital Improvements
2,460,000.00	CIT Fund - Restricted Flood Mitigation
350,998.26	Police Pension Fund
350,998.26	Fire Pension Fund
74,700.09	Unclaimed Monies Fund
224,682.90	Tax Collection Agency Fund
1,769,594.21	Cemetery Trust Fund
172,576.95	Private Trust Fund
59,124.84	Guaranteed Deposits
-	Special Assessments Pavements Fund
46.26	Special Assessments Sidewalks Fund
-	Special Assessments Sidewalks Fund Projects
-	Special Assessments Storm Fund
<u>\$ 104,788,672.56</u>	TOTAL CASH & INVESTMENTS

CITY OF FINDLAY OPEN PROJECTS AS OF SEPTEMBER 30, 2024



PROJECT NUMBER	PROJECT NAME	TOTAL APPROPRIATED	TOTAL EXPENSED	TOTAL PENDING	CURRENTLY AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
31912000	PARKER TRAINING/RESTROOM REMODEL	322,559	281,301	1,000	40,258
31912500	TRAFFIC/FABRICATION SHOP	97,750	97,134	360	256
31912800	TYLER EXECUTIME IMPLEMENTATION	150,000	134,464	15,537	-
31913700	DOWNTOWN RECREATION AREA	1,605,775	511,295	854,480	240,000
31920700	22 ORC REQUIRED PD TRAINING	24,203	23,226	977	0
31920800	ENG/ZONING FILE SCANNING	127,000	76,066	5,892	45,042
31921900	SECURITY CAMERAS	91,130	88,370	1,171	1,589
31922200	2022 GIS FUNCTIONALITY GROWTH	80,000	49,224	28,734	2,042
31922400	MUNI BLDG BATHROOM UPGRADES	50,000	17,662	-	32,338
31923000	CUBE BLDG GENERATOR	205,250	87,947	117,065	238
31924500	PARK/AIR RESTROOM CDBG	222,000	221,974	-	26
31924800	MLK MURAL	15,000	-	-	15,000
31925000	CITY ADA TRANSITIONAL PLAN	300,000	235,270	63,530	1,200
31925100	CITY RESTROOM ACCESSIBILITY	45,000	17,800	-	27,200
31925600	TREE PLANTING	100,000	20,501	9,517	69,982
31925800	DEMOLITION PROGRAM	400,000	120,000	-	280,000
31931200	EMORY FT FINDLAY PLAY UPGRADE	620,000	147,069	71,790	401,141
31931800	RESERVOIR DOCKS	70,000	-	67,887	2,113
31931900	GREENWAY TRAIL P3	285,000	220,021	50,829	14,150
31932100	DARK DISPATCH UPGRADES	20,000	13,317	2,927	3,756
31932200	REMOTE OFFICES DOOR LOCKS	75,000	19,147	50,000	5,853
31932400	REPLACE BACKUP SERVER/NETWORK	45,000	34,357	-	10,643
31932600	2024 ARPA POLICE VEHICLES	322,500	320,167	-	2,333

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
31932700	2023 SIDEWALK IMPROVEMENTS	40,000	35,000	5,000	-
31933300	RAWSON/SWALE RESTROOM RECON	1,066,400	758,555	296,595	11,250
31933400	RAWSON PARK TENNIS COURTS	45,000	44,734	-	266
31933900	FFD PUCO HAZMAT TRAINING GRANT	23,500	23,500	-	-
31934300	BULK TRASH & TIRE DROPOFF (ARPA)	20,000	18,617	1,383	-
31934600	BROAD AVENUE BIKE PATH	150,000	1,042	42,458	106,500
31940600	2024 ORC REQUIRED PD TRAINING	80,484	-	6,962	73,522
31941100	RIVERSIDE PARK TOY/SURFACE	210,000	132,182	61,204	16,614
31941200	WEST PARK TOY	30,000	-	29,998	2
31941600	DISASTER SIREN	291,227	-	291,043	184
31941700	KIDDIE CORRAL	60,000	-	-	60,000
31942000	SEATING/DRAINING AT DIAMONDS	35,000	-	-	35,000
31942100	KIDDIE CORRAL BBALL COURT	20,000	-	-	20,000
31942300	RAWSON/COOPER LIGHTS UPGRADE	120,000	-	72,765	47,235
31942600	SUTPHEN FIRE TRUCK PURCH 2024	1,600,000	-	1,501,302	98,698
31943600	50 NORTH RLF	165,000	-	-	165,000
31943800	COMP SERV OFFICE RENOVATIONS	65,000	-	-	65,000
31943900	POLICE PROP & RECORDS REMODEL	24,000	-	-	24,000
31944300	PD QUICK RESPONSE GRANT FY202	50,000	-	50,000	-
31944400	FEMA FY2023 AFG FFD TRAINING	152,575	-	-	152,575
31948200	OHIO 629 - MARATHON	250,000	24,026	10,000	215,974
31955300	ROWMARK 629 ROADWORK	100,000	1,516	-	98,484
31966800	2017 ORC PD REQUIRED TRAINING	39,556	36,434	2,745	377
31977900	PUBLIC SAFETY SOFTWARE SYSTEM	731,770	729,301	2,086	383
31993800	RVR GREENTRAIL TO RIVERBEND	3,274,509	3,243,094	-	31,415
GENERAL FUND PROJECTS		13,917,188	7,784,312	3,715,236	2,417,641
32542300	OIL DITCH CLEANING	170,000	-	-	170,000
32549500	HOWARD RUN DITCH CLEANING	6,000	-	-	6,000
32811100	I75/CR99 INTERCHANGE PID10237	420,000	420,000	-	-
32821400	HAN-INTERSTATE & FHS TRAILS	1,515,093	165,223	1,099,974	249,896
32830300	2023 STREET PREV MAINT	625,000	611,037	2,087	11,876
32831600	S WEST/MAIN CROSS INTERSECTION	175,000	56,580	94,116	24,304
32840100	24 STREET RESURFACING/CURB	1,968,000	1,820,346	47,164	100,490
32840200	HAN US68/SR15 INTERCHANGE	575,000	538,317	-	36,683
32841900	FFD #1 SIGNAL REPLACEMENT	60,000	-	20,084	39,916
32842400	S MAIN/FRONT SIGNAL	75,000	-	51,220	23,780
32852700	W SANDUSKY/WESTERN AVENUE	190,000	114,269	3,142	72,589
32864600	CR212/CR236 WIDENING	3,667,500	228,549	22,952	3,415,999
32876000	BLANCHARD/LINCOLN BIKE LANE	3,471,500	2,607,215	891	863,394
SCM&R FUND PROJECTS		12,918,093	6,561,536	1,341,630	5,014,926

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
35222100	TERMINAL BLDG MOVE/REHAB	126,000	122,604	718	2,679
35224000	AIP-33 NORTH APRON REHAB CONS	2,423,995	2,153,460	76,193	194,342
35225200	AIP-35	505,671	233,219	72,366	200,086
35231700	AIRPORT FUEL FARM REPAIRS	100,000	56,500	-	43,500
35232300	AIRPORT SNOW REMOVAL EQUIP BLDG	250,000	25,611	7,020	217,369
35234200	AIP-34	323,000	141,580	175,220	6,200
35234500	RUNWAY 7/25 NAV-AID REHAB	450,980	21,618	402,506	26,856
35241800	A-ROW HANGAR ROOF REPLACE	63,000	41,030	-	21,970
35242200	AI HANGAR DOOR	100,000	-	-	100,000
35242900	RUN 7/25 REHAB CONSTRUCTION	1,000	429	-	571
35243500	AIRPORT MASTER PLAN	1,000	-	250	750
35243700	AIRPORT C-ROW PAVEMENT REHAB	68,806	58,573	-	10,233
	AIRPORT FUND PROJECTS	4,413,452	2,854,624	734,273	824,555
35512100	WASHINGTON AVE STORM UPGRADE	690,000	21,635	417,233	251,132
35512700	FLOOD PLAIN/STMWTR REGS UPGRADE	15,000	-	6,715	8,285
35611600	SPRINGLAKE SANITARY UPGRADE	625,000	553,430	21,850	49,720
35626200	CSO LTC PLAN AMENDMENT 22	390,000	380,175	5,000	4,825
35630100	WPC AUTOMATIC TRANSFER SWITCH	300,000	222,043	33,450	44,507
35631500	PROJECT HAT TRICK	4,400,000	2,069,011	1,781,191	549,798
35633600	2023 ANNUAL SEWER & MANHOLE	702,000	566,779	96,302	38,919
35641300	24 MANHOLE ADJUST PROGRAM	100,000	-	52,725	47,275
35642500	WEST PARK SEPTIC REMOVAL	276,000	57,287	173,673	45,040
35643100	SARATOGA/WINDSOR SAN MANHOLE	25,000	-	-	25,000
35644000	5TH ST ALLEY SAN SEWER REPLACEMENT	115,000	-	102,882	12,118
	SEWER FUND PROJECTS	7,638,000	3,870,359	2,691,021	1,076,619
35723800	SMALL WATERLINE UPGRADES	986,600	735,218	247,824	3,558
35725300	WTP GENERATOR	1,723,000	453,319	1,256,393	13,288
35732500	23 BILLING/DIST ROOF REPLACE	155,000	147,221	7,748	31
35732900	EAST ST W/L REPAIR	2,000	-	-	2,000
35740300	HEMPHILL W/L REPLACEMENT	3,200	460	1,700	1,040
35740400	S WEST ST W/L REPLACEMENT	2,000	-	2,000	-
35740500	BLANCHARD ST WATERLINE PH 2	978,200	855,003	111,050	12,147
35740800	WTP ROOF REPLACEMENT 2024	491,000	140,509	350,176	315
35742800	DRINKING WATER	3,712	-	-	3,712
35781800	WTP SCADA SYSTEM UPGRADES	585,600	540,850	26,865	17,885
35782800	RESERVOIR TRANSFER LINE REHAB	1,957,881	892,487	1,036,113	29,281
35783300	WATER METER SYSTEM REPLACE	4,723,622	3,681,419	853,350	188,853
35790800	WTP CO2 TANKS REPLACEMENT	1,250,000	360,925	841,239	47,835
	WATER FUND PROJECTS	12,861,815	7,807,411	4,734,459	319,945

<u>PROJECT NUMBER</u>	<u>PROJECT NAME</u>	<u>TOTAL APPROPRIATED INCEPTION TO DATE</u>	<u>TOTAL EXPENSED INCEPTION TO DATE</u>	<u>TOTAL PENDING PURCHASE ORDERS</u>	<u>CURRENTLY AVAILABLE TO SPEND</u>
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CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF SEPTEMBER 30, 2024

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	272,553	175,055	64.2%	2,500	1,541	61.6%
MAYOR'S OFFICE	448,411	292,284	65.2%	4,228	5,665	134.0%
AUDITOR'S OFFICE	985,566	602,167	61.1%	553,298	649	0.1%
TREASURER'S OFFICE	34,363	27,925	81.3%	-	-	0.0%
LAW DIRECTOR	937,606	627,249	66.9%	140,900	103,071	73.2%
MUNICIPAL COURT	2,958,774	1,899,395	64.2%	1,411,800	1,297,688	91.9%
CIVIL SERVICE OFFICE	147,711	78,343	53.0%	30,000	8,199	100.0%
PLANNING & ZONING	158,262	158,012	99.8%	-	-	0.0%
COMPUTER SERVICES	725,536	448,254	61.8%	715,718	718,218	100.3%
GENERAL EXPENSE	5,738,115	4,465,435	77.8%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	29,036,633	24,994,443	86.1%
POLICE DEPARTMENT	10,158,258	7,272,987	71.6%	618,345	392,686	63.5%
DISASTER SERVICES	63,844	50,266	78.7%	-	-	0.0%
FIRE DEPARTMENT	9,377,619	6,590,612	70.3%	387,807	213,843	55.1%
DISPATCH CENTER	1,424,988	953,296	66.9%	30,000	31,427	0.0%
HUMAN RESOURCES	221,526	137,618	62.1%	-	-	0.0%
SERVICE DIRECTOR	375,250	187,146	49.9%	-	-	0.0%
ENGINEERING OFFICE	972,128	629,130	64.7%	244,500	124,239	50.8%
PUBLIC BUILDING	821,817	324,197	39.4%	-	130	0.0%
ZONING	411,867	212,784	51.7%	70,000	58,283	83.3%
PARK MAINTENANCE	1,660,856	1,124,321	67.7%	144,638	58,996	40.8%
RESERVOIR RECREATION	20,311	4,571	22.5%	-	-	0.0%
RECREATION FUNCTIONS	1,387,060	886,648	63.9%	1,137,388	810,584	71.3%
CEMETERY DEPARTMENT	671,528	407,033	60.6%	209,600	88,827	42.4%
TOTAL GENERAL FUND	39,973,949	27,554,727	68.9%	34,737,355	28,908,489	83.2%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	4,431,432	2,967,041	67.0%	3,983,701	3,274,434	82.2%
TRAFFIC-SIGNALS	719,778	522,675	72.6%	170,000	174,237	0.0%
TOTAL SCM&R FUND	5,151,210	3,489,716	67.7%	4,153,701	3,448,671	83.0%
SCM&R HIWAYS	196,095	126,218	64.4%	206,020	161,179	78.2%
TOTAL SCM&R HIWAYS FUND	196,095	126,218	64.4%	206,020	161,179	78.2%
AIRPORT OPERATIONS	1,530,456	1,011,738	66.1%	1,402,062	1,410,980	100.6%
TOTAL AIRPORT FUND	1,530,456	1,011,738	66.1%	1,402,062	1,410,980	100.6%
WATER TREATMENT	5,173,264	2,770,861	53.6%	44,258	53,473	120.8%
WATER DISTRIBUTION	2,926,787	1,570,460	53.7%	79,200	170,972	215.9%
UTILITY BILLING	1,961,183	1,002,289	51.1%	12,331,546	9,134,863	74.1%
SUPPLY RESERVOIR	1,520,179	322,905	21.2%	23,126	6,573	28.4%
TOTAL WATER FUND	11,581,413	5,666,515	48.9%	12,478,130	9,365,881	75.1%
SANITARY SEWER MAINT	1,952,970	1,394,168	71.4%	1,000	4,399	439.9%
STORMWATER MAINT	320,506	174,289	54.4%	800,800	606,751	75.8%
WATER POLLUTION CONTROL	3,990,393	2,710,264	67.9%	9,545,983	7,506,751	78.6%
TOTAL SEWER FUND	6,263,869	4,278,721	68.3%	10,347,783	8,117,900	78.5%
PARKING	120,589	81,170	67.3%	95,781	74,813	78.1%
TOTAL PARKING FUND	120,589	81,170	67.3%	95,781	74,813	78.1%
SWIMMING POOL	185,265	96,478	52.1%	170,097	170,126	100.0%
TOTAL SWIMMING POOL FUND	185,265	96,478	52.1%	170,097	170,126	100.0%
CIT ADMINISTRATION	24,772,646	19,556,741	78.9%	29,381,000	26,405,869	89.9%
TOTAL CIT FUND	24,772,646	19,556,741	78.9%	29,381,000	26,405,869	89.9%



FINDLAY TREASURER'S OFFICE

318 Dorey Plaza, Room 313
Findlay, OHIO 45840-3346
Telephone: 419-424-7106
Fax: 419-424-7866

Treasurer's Reconciliation for September 30, 2024

Susan Jo Hite • Findlay City Treasurer

TREASURER


Susan Jo Hite Findlay City Treasurer

Fifth Third Initial Balance	2,161,926.43
- Withdrawals ()	(7,622,278.63)
+ Deposits	8,759,793.94
	<u>3,299,441.74</u>
(-Outstanding Checks)	(516,280.00)
Deposit in Transit	10,439.24
Deposit in Transit	127.50
Correction Pending	(196.25)
Bank Error	43.08
Treasurer's Checking Bal	<u>2,793,575.31</u>
Investment Principal	101,975,125.98
Accrued Interest	19,971.27
Treasurer's Total Cash and Investments	<u>104,788,672.56</u>

AUDITOR

Auditor's Checking Bal	<u>2,793,575.31</u>
Auditor's Total Cash and Investments	<u>104,788,672.56</u>

Respectfully submitted,


Susan Jo Hite
Treasurer

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

Court: **FINDLAY MUNICIPAL COURT** Judge: **STEPHANIE M BISHOP**
 Report for the month of: **September 2024**

	A	B	C	D	E	F	G	H	I	T	
	Felones	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.E.D.	Other Civil	Small Claims	TOTAL	
Pending beginning of period	1	3	74	9	417	4	624	54	0	183	1368
New cases filed	2	15	83	16	772	0	195	24	0	61	1166
Cases transferred in, reactivated or redesignated	3	0	11	3	112	0	2	0	0	1	129
TOTAL (Add lines 1-3)	4	18	168	28	1301	4	821	78	0	245	2663
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults	5	0	15	0	44	0	75	13	0	0	147
Hearing by Magistrate (Include guilty or no contest pleas and defaults	6		6	1	39	0	0	0	0	36	82
Transfer (Include waivers of preliminary hearing and individual judge assignments	7	9	49	23	52	0	20	0	0	0	153
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	8	0	0	0	0	0	33	1	0	0	34
Other dismissals (Include dismissals at preliminary hearing)	9	3	4	0	99	0	12	10	0	27	155
Violations Bureau	10		0		205						205
Unavailability of party for trial or sentencing	11	0	34	0	121	0	0	0	0	0	155
Bankruptcy stay or interlocutory appeal	12	0	0	0	0	0	0	1	0	0	1
Other terminations	13	0	3	0	273	0	3	0	0	0	279
TOTAL (Add lines 5-13)	14	12	111	24	833	0	143	25	0	63	1211
Pending end of period (Subtract line 14 from line 4)	15	6	57	4	468	4	678	53	0	182	1452
Cases pending beyond time guideline	16	0	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	17	0	0	0	0	0	0	0	0	0	0

Approved FTP 10/9/24

STEPHANIE M BISHOP

Date

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

Date

Fax to:
 (614) 387-9419
 -or-
 Mail to:
 Court Statistical Reporting Section
 Supreme Court of Ohio
 65 South Front Street, 6th Floor
 Columbus, Ohio 43215-3431

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

Court: **FINDLAY MUNICIPAL COURT**
 Report for the month of: **September 2024**

Judge: **STEPHANIE M BISHOP**

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

	B	C	D	E	F	G	H	T	V
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge
Pending beginning of period	129	60	62	0	10	1	0	262	0
New cases filed	23	9	27	0	10	0	0	69	0
Cases transferred in, reactivated or redesignated	8	1	2	0	1	0	0	12	0
TOTAL (Add lines 1-3)	160	70	91	0	21	1	0	343	0
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	1	0	0	0	0	0	1	0
Default				0	1	0	0	1	0
Guilty or no contest plea to original charge	16	6	12					34	0
Guilty or no contest plea to reduced charge	2	0	1					3	0
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	0	0	0	0	1	0	0	1	0
Other Dismissals	34	3	5	0	0	0	0	42	0
Transfer to another judge or court	0	1	0	0	2	0	0	3	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	2	0	3	0	0	0	0	5	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	0	1	0	0	4	0	0	5	0
TOTAL (Add lines 5-16)	54	12	21	0	8	0	0	95	0
Pending end of period (Subtract line 17 from line 4)	106	58	70	0	13	1	0	248	0
Cases pending beyond time guideline	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	0	0	0	0	0	0	0	0	0

Fax to:
 (614) 387-9419
 -or-
 Mail to:
 Court Statistical Reporting Section
 Supreme Court of Ohio
 65 South Front Street, 6th Floor
 Columbus, Ohio 43215-3431

Approved FTP 10/9/24

STEPHANIE M BISHOP _____ Date _____

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

STEPHANIE M BISHOP _____ Date _____

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

Court: **FINDLAY MUNICIPAL COURT**
Report for the month of: **September 2024**

Judge: **ALAN D HACKENBERG**

Date of completion of most
recent physical inventory

06/28/2024

	B	C	D	E	F	G	H	T	V
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge
Pending beginning of period	116	53	53	0	15	1	0	238	0
New cases filed	26	14	25	0	10	0	0	75	0
Cases transferred in, reactivated or redesignated	4	1	0	0	0	0	0	5	0
TOTAL (Add lines 1-3)	146	68	78	0	25	1	0	318	0
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	0	0	0	0	0	0	0	0
Default				0	2	0	0	2	0
Guilty or no contest plea to original charge	13	3	7					23	0
Guilty or no contest plea to reduced charge	4	3	1					8	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	28	9	10	0	2	0	0	49	0
Transfer to another judge or court	0	0	0	0	0	0	0	0	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	6	0	3	0	0	0	0	9	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	1	4	2	0	5	0	0	12	0
TOTAL (Add lines 5-16)	52	19	23	0	9	0	0	103	0
Pending end of period (Subtract line 17 from line 4)	94	49	55	0	16	1	0	215	0
Cases pending beyond time guideline	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	0	0	0	0	0	0	0	0	0

Approved *FTP* *10/9/24*

ALAN D HACKENBERG Date

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

STEPHANIE M BISHOP Date

Fax to:
(614) 387-9419
-or-
Mail to:
Court Statistical Reporting Section
Supreme Court of Ohio
65 South Front Street, 6th Floor
Columbus, Ohio 43215-3431

MONTHLY REPORT

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

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

FINDLAY MUNICIPAL COURT Monthly Report for September, 2024

PAGE 1

CASES FILED:	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
TRAFFIC	788	7,125	632	6,506
TRAFFIC COMPANION	86	806	70	870
CRIMINAL	98	885	140	1,214
CRIMINAL COMPANION	12	72	24	129
SEARCH WARRANT	12	71	10	48
CIVIL	219	1,652	233	1,588
SMALL CLAIMS	61	603	76	777
EXTRADITION	1	11	1	9
HABITUAL TRAFFIC VIOLATOR	-	2	-	-
OTHER	16	126	9	113
TOTALS	1,293	11,353	1,195	11,254
 COURT PROCEEDINGS:				
ABILITY TO PAY	3	27	2	22
Admin License Suspension	1	16	1	24
APPEAL DOG DESIGNATION	-	-	-	2
Arraignment	860	7,753	742	7,580
Attachment	10	95	9	102
Bond	-	1	-	6
BOND RETURN	-	10	3	18
BOND VIOLATION	1	11	-	2
Civil Status Conference	8	30	2	19
COMMUNITY SERVICE REVIEW	9	58	5	61
Contempt of Court	56	270	21	262
CONTESTED DUS CONTEMPT HEARING	-	1	-	1
Contested Small Claims	-	8	-	10
Continued	759	6,234	632	6,087
Damages	2	6	2	9
Debtors Examination	26	478	37	538
Default	1	5	1	8
Desk Review	137	1,204	134	983
DIVERSION PLEA	5	51	1	16
DUS DIVERSION REVIEW	-	32	5	24
Expungement	-	14	-	1
Extradition	-	6	-	2
Forcible Detention	22	159	19	158
Garnishment	1	9	-	10
Hearing on Motion	7	36	2	60
HEARING ON MOTION TO SEAL RECOR	10	100	6	53
HEARING ON WARRANT	-	-	-	35
Jury Trial	1	4	-	3
Limited Privileges	-	1	-	-
Marriage	5	47	2	33
Mediation	-	4	-	-
Miscellaneous	2	12	2	9
Motion to Dismiss	1	3	-	2
Motion to Vacate Judgment	-	-	-	1
Motion to Withdraw as Counsel	-	11	-	3
No Hearing	-	1	-	-

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
Plea	83	789	73	865
Preliminary	11	71	2	62
Pre-Trial	118	1,252	176	1,412
Pre-Trial with Judge	42	534	56	643
Reconsideration of Sentence	-	2	-	2
Restitution	-	-	-	2
Revivor	10	82	11	41
Revocation	4	52	2	86
RULE 4	-	1	-	-
SAFE SURRENDER	-	11	-	29
SECOND PRETRIAL	70	706	99	895
Sentencing	3	27	3	37
Small Claims	57	475	42	564
STATUS CONFERENCE	1,326	11,144	1,309	13,211
Suppression	3	22	2	32
TELEPHONE PRETRIAL	7	134	22	152
TREATMENT REVIEW CALL	21	64	-	-
TREATMENT REVIEW REPORT	13	77	-	-
Trial	2	39	5	43
WRIT OF RESTITUTION	15	103	14	120
WRITTEN PLEA	4	62	5	64
TOTALS	3,716	32,344	3,449	34,404

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CRIMINAL VIOLATIONS:				
ASSAULT	1	34	6	43
BURGLARY	1	5	-	2
CONTEMPT	5	6	-	-
CRIMINAL DAMAGING	1	16	3	23
CRIMINAL TRESPASS	4	46	6	49
DISORDERLY CONDUCT	6	67	12	103
DOMESTIC VIOLENCE	25	134	16	140
DRUG ABUSE	7	50	24	254
OPEN CONTAINER PROHIBITED	3	9	3	18
OVI	-	2	-	1
RESISTING ARREST	1	9	5	25
ROBBERY	-	1	-	2
TELEPHONE HARASSMENT	1	3	1	6
THEFT	14	187	25	182
UNDERAGE CONSUMPTION	2	7	-	14
OTHER CRIMINAL	44	387	63	481
TOTALS	115	963	164	1,343
TRAFFIC VIOLATIONS:				
ACD/SPEED	32	206	23	177
DISOBEYING TRAFFIC CONTROL DEV	13	94	10	86
DRAG RACING	-	-	-	2
DRIVING UNDER SUSPENSION	36	309	24	307
EXPIRED REGISTRATION	29	241	11	186
FAIL TO MAINTAIN CONTROL	18	207	22	215
FAILURE TO YIELD RIGHT OF WAY	8	80	4	80
LEAVING SCENE OF AN ACCIDENT	8	43	5	31
LEFT OF CENTER	-	1	-	6
OVERLOAD	28	193	46	490
OVI	26	287	32	436
PASSING A STOPPED SCHOOL BUS	3	16	-	13
RECKLESS OPERATION	2	12	1	18
SEAT BELT	36	496	32	572
SPEEDING	421	3,992	334	2,991
OTHER TRAFFIC	214	1,754	158	1,766
TOTALS	874	7,931	702	7,376

NOTE: SEARCH WARRANTS NOT INCLUDED IN VIOLATION TOTALS

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

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

ARRESTING AGENCY:

PATROL

OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	580	5,307	512	4,751
OMVI	16	148	17	205
CRIMINAL FELONIES	-	3	2	5
CRIMINAL MISDEMEANORS	1	24	11	189
SEARCH WARRANTS	-	7	4	7

FINDLAY P.D. (BY ORDINANCE)

OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	157	1,454	115	1,275
OMVI	3	68	8	146
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	56	550	97	725
SEARCH WARRANTS	-	-	-	-

FINDLAY P.D. (BY ORC)

OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	-	7	-	3
OMVI	-	1	-	1
CRIMINAL FELONIES	13	79	13	80
CRIMINAL MISDEMEANORS	23	147	20	157
SEARCH WARRANTS	9	55	1	27

SHERIFF

OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	110	863	43	894
OMVI	7	71	7	83
CRIMINAL FELONIES	2	7	1	5
CRIMINAL MISDEMEANORS	12	88	19	123
SEARCH WARRANTS	3	8	5	13

OTHERS

OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	1	13	-	17
OMVI	-	1	-	2
CRIMINAL FELONIES	-	1	-	-
CRIMINAL MISDEMEANORS	3	56	1	58
SEARCH WARRANTS	-	1	-	1

TOTALS	996	8,959	876	8,767
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PROBATION:

ESTABLISHED	26	197	29	232
TERMINATED	30	241	33	253
CURRENT	71	71	89	89
TOTALS	127	509	151	574

ACTIVITIES ORDERED:	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ALCOHOL EVALUATION	-	-	-	1
ALCOHOL/SUBSTANCE EVAL	15	95	10	100
ANGER MANAGEMENT	1	4	-	3
BENCH WARRANT TO AGENCY	156	1,384	160	1,774
COMMUNITY SERVICE	-	1	-	2
COMMUNITY SERVICE CITY	8	61	4	37
COMMUNITY SERVICE COUNTY	-	46	3	75
COMMUNITY SERVICE INDIVIDUAL	25	202	15	182
COMMUNITY SERVICE NO JAIL	-	-	-	2
DIP	12	114	17	175
DOMESTIC VIOLENCE PROGRAM	1	3	-	9
ELECTRONIC HOME MONITORING	-	1	-	2
EXECUTION TO AGENCY	-	-	-	1
FORM 95	-	6	2	10
JAIL	8	63	3	50
Jail Term Suspended Condition	-	8	2	18
MENTAL EVAL	7	15	3	19
NO CONTACT WITH VICTIM	1	14	2	17
Pay Restitution	4	24	1	17
Probation	5	72	13	122
SCRAM	7	34	3	40
STAR Program	-	28	4	36
TREATMENT FRC	-	30	6	54
TREATMENT MISCELLANEOUS	3	56	5	50
UCP	-	3	-	8
Victim	-	1	-	1
VIP	12	113	15	153
TOTALS	265	2,378	268	2,958

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

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

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$1,651.60	\$17,098.79	\$2,347.15	\$22,389.96
BOND FEES	\$75.00	\$2,000.00	\$125.00	\$2,525.00
CIVIL DEPOSIT TENDERS	\$661.54	\$10,997.62	\$500.00	\$14,354.13
COURT COST	\$69,775.57	\$656,541.91	\$65,303.57	\$559,884.32
DUI ENFORCEMENT	\$3,298.68	\$27,806.32	\$2,291.69	\$24,405.73
ELECTRONIC IMAGING	\$4,025.10	\$38,747.15	\$3,792.93	\$37,444.99
FINES & FORFEITURES	205,585.70	\$1,806,532.86	157,538.24	\$1,600,112.37
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$974.31	\$5,286.12	\$461.00	\$4,538.31
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$237.97	\$2,042.22	\$189.30	\$1,640.30
JAIL HOUSING	\$7,780.62	\$162,807.90	\$8,840.63	\$162,934.01
JAIL REIMBURSEMENT	\$380.52	\$2,308.69	\$184.50	\$2,138.08
LEGAL RESEARCH	\$0.50	\$33.00	\$1.00	\$24.50
MEDIATION	\$1,258.50	\$12,050.87	\$1,192.00	\$11,817.32
MISCELLANEOUS	\$25,621.09	\$243,974.46	\$21,876.59	\$232,954.73
MUNI COURT COMPUTERIZATION	\$6,553.10	\$63,259.26	\$6,147.57	\$60,917.15
MUNI COURT IMPROVEMENT	\$16,951.07	\$162,240.34	\$15,823.50	\$156,514.90
RESTITUTION	\$945.90	\$3,454.74	\$277.07	\$3,288.74
SPECIAL PROJECTS	\$27,498.12	\$266,640.72	\$25,950.62	\$256,610.29
STATE PATROL	\$22,510.50	\$224,853.81	\$20,009.06	\$200,493.20
TRAFFIC/CRIMINAL BONDS	\$25,113.66	\$69,176.15	\$35,903.84	\$99,836.40
	<u>420,899.05</u>	<u>\$3,777,852.93</u>	<u>368,755.26</u>	<u>\$3,454,824.43</u>

DISTRIBUTIONS:

ALCOHOL MONITORING	\$1,651.60	\$17,038.79	\$2,347.15	\$22,389.96
BOND FEES	\$75.00	\$1,975.00	\$125.00	\$2,525.00
CIVIL DEPOSIT TENDERS	\$265.00	\$3,924.24	\$250.00	\$11,903.47
COURT COST	\$69,100.58	\$653,234.37	\$65,160.57	\$556,671.96
DUI ENFORCEMENT	\$3,264.78	\$27,555.46	\$2,274.74	\$24,232.84
ELECTRONIC IMAGING	\$3,992.10	\$38,510.15	\$3,777.93	\$37,282.99
FINES & FORFEITURES	204,773.96	\$1,796,683.67	156,952.80	\$1,607,618.30
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$974.31	\$5,286.12	\$461.00	\$4,538.31
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$237.97	\$2,042.22	\$189.30	\$1,640.30
JAIL HOUSING	\$7,780.62	\$162,717.90	\$8,840.63	\$162,699.80
JAIL REIMBURSEMENT	\$380.52	\$2,308.69	\$184.50	\$2,138.08
LEGAL RESEARCH	\$0.50	\$32.50	\$1.00	\$24.50
MEDIATION	\$1,247.50	\$11,972.87	\$1,187.00	\$11,763.32
MISCELLANEOUS	\$33,095.18	\$306,549.20	\$41,174.08	\$320,327.40
MUNI COURT COMPUTERIZATION	\$6,498.10	\$62,866.26	\$6,122.57	\$60,649.15
MUNI COURT IMPROVEMENT	\$16,808.07	\$161,216.34	\$15,758.50	\$155,815.90
RESTITUTION	\$945.90	\$3,759.86	\$202.80	\$3,063.84
SPECIAL PROJECTS	\$27,267.12	\$264,986.72	\$25,845.62	\$255,481.29
STATE PATROL	\$22,120.50	\$222,309.81	\$19,880.06	\$198,951.20
	<u>400,479.31</u>	<u>\$3,744,970.17</u>	<u>350,735.25</u>	<u>\$3,439,717.61</u>

DISTRIBUTED TO:

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

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

	MTD	YTD	MTD	YTD
CITY OF FINDLAY	167,148.34	\$1,710,363.50	154,881.62	\$1,579,950.89
HANCOCK COUNTY	\$21,798.04	\$196,865.15	\$10,183.23	\$168,735.63
OTHERS	177,904.77	\$1,520,098.30	151,021.27	\$1,337,424.06
STATE OF OHIO	\$56,245.21	\$536,981.81	\$48,890.64	\$498,698.15
	<u>423,096.36</u>	<u>\$3,964,308.76</u>	<u>364,976.76</u>	<u>\$3,584,808.73</u>



 STEPHANIE M. BISHOP, JUDGE



 ALAN D. HACKENBERG, JUDGE

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



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

Rob Martin, BSN, MBA
Service-Safety Director

Honorable Findlay City Council
Findlay, Ohio 45840

October 9, 2024

Re: Ordinance Number 2024-120
Income Tax Department 27047000

Dear Honorable Council,

In March this year per Council's approval, the City Income Tax department started collection services for the Village of McComb income tax. This involved getting the Village of McComb set up in our computer system, CityTax. The City received an invoice of \$7,000.00 from Innovative Software Services, Inc. to cover the set-up costs in CityTax. The invoice was paid out of the City Income Tax department's operating budget software expenses and the Village of McComb was sent an invoice of \$7,000.00 from the City. Payment for said invoice was received by the City Auditor's office on May 13, 2024 and placed into the City Income Tax department's professional service fee revenue line item.

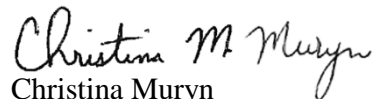
With our annual subscription for the CityTax software coming up for renewal in December, it will be necessary to transfer the \$7,000.00 paid by the Village of McComb from the professional service fee revenue line (041400) to the software expenses line (441700) of the City Income Tax department operating budget.

FROM:	City Income Tax Fund	\$7,000.00
TO:	City Income Tax (27047000-other)	\$7,000.00

This appropriation cannot take place without legislative approval from City Council. For this purpose, Ordinance No. 2024-120 has been created.

Thank you for your consideration of this matter. If you have any questions, please contact me or Mary Price.

Sincerely,


Christina Muryn
Mayor



OFFICE OF
THE MAYOR
CHRISTINA M. MURYN

Rob Martin BSN, MBA
Service-Safety Director

October 4, 2024

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The City of Findlay has received payment from the City's insurance company in the amount of \$16,050.75 for the replacement of the Building Automation System (HVAC system) at The Cube from damage due to a high voltage surge. It has been deposited in the General Fund.

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

FROM:	General Fund (insurance proceeds)	\$16,050.75
TO:	Recreation Department 21044400-other	\$16,050.75

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

Thank you for your consideration.

Sincerely,

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

Rob Martin
Service-Safety Director

Honorable City Council

October 7, 2024

RE: Airport Snow Removal Equipment Building, Project No. 35232300

Dear Council Members:

The Findlay Airport and Engineering Department has finalized the design of the snow removal equipment building and is ready for construction. As discussed in previous capital meetings, this new building will be relocating the snow removal equipment out of the hangars and into its own separate building for storage and maintenance. Relocating these items out of the hangars will free up additional hangar space that can be used for leasing opportunities.

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

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 475,000
TO: Airport Snow Removal Equipment Building Project No. 35232300	\$ 475,000

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

Honorable City Council

October 7, 2024

RE: A1 Hangar Door Repairs, Project No. 35242200
Amendment

Dear Council Members:

As discussed in the previous Council meeting, the Airport will be repairing hangar doors on the A1 Hangar. It was requested to waive the formal bidding process to allow Metal Monkey Welding & Fabrication of Sugarcreek, Ohio to complete the work. The City received a quote of \$98,505 from Metal Monkey to complete the necessary work. As part of Ordinance 2024-116, the quote amount was not listed on the ordinance. To ensure that proper amount is being waived, it is requested to add the waived amount of \$98,505 to Ordinance 2024-116.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to amend Ordinance No. 2024-116.

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

October 7, 2024

RE: HAN-Lake Cascade & Sixth Street Improvements, 2024 TAP Application

Dear Council Members,

The City of Findlay has been invited to submit an application for this year's Transportation Alternative Program (TAP) funds. The Engineering Department would like to submit an application to extend the existing multiuse trail on Lima Avenue south to Lake Cascade. Once on Lake Cascade, the trail will be located on the north side of the roadway and will extend to the east to the existing paths on Blanchard Street and Emory Adams Park. Construction of the project would be during ODOT's 2028 fiscal year and is projected to be a 95-5 funding split with ODOT.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service-Safety Director and/or City Engineer to apply for TAP funds and sign any applicable grant agreements or related documents.

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

Sincerely,

Jeremy Kalb, PE
City Engineer

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

Committee Members:

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

Staff:

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

Meeting Start Time: 5:00

Guests: NONE

Meeting End Time: 5:43

Agenda:

Call to Order

Roll Call

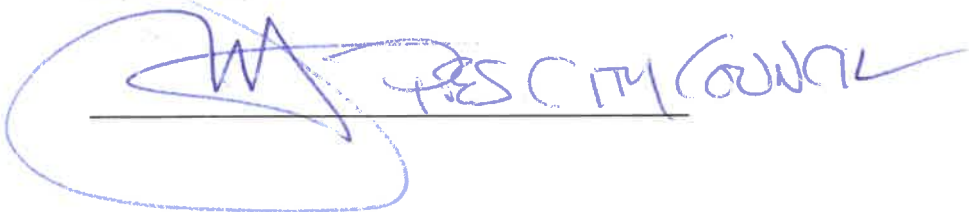
Approval of Minutes N/A

New Items

1. Pre-budget and mid-year review

AUDITOR STASCHIAK REVIEWED THE BUDGET AND GAVE A MID YEAR UPDATE

Adjournment

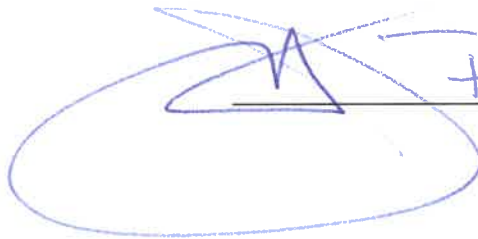

FINDLAY CITY COUNCIL

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, October 1, 2024 to discuss the City's pre-budget and mid-year review.

AUDITOR STASCHIAK GAVE HIS MID YEAR UPDATE AND A
PRE BUDGET REVIEW

 PRES. CITY COUNCIL

COMMITTEE OF THE WHOLE

DATED: October 1, 2024

Committee Members:

- Jeff Wobser, at large – Committee Chair
- Randy Greeno, at-large
- Dennis Hellmann, Ward 2
- Grant Russel, at-large
- Beth Warnecke, Ward 3

Staff:

- Mayor Christina Muryn
- Rob Martin, Service-Safety Director
- Jim Staschiak, Auditor
- Josh, Palmer, Ward 7
- Dan DeArment, Ward 4

Meeting Start Time: 5:35pm**Meeting End Time:** 6:45pm**Guests:**

- Andrew Brossart
- Holly Frische, Ward 1
- Renee Leguire

Agenda:

Meeting is livestreamed.

- A. TIFF District #1: Twp Rd 99 and I-75 = \$1,500,000
- B. TIFF District #2: Sheetz = \$1,600,000; 30 years
- C. TIFF District #3: Findlay Machine & Tool = \$50,000; 30 years
- D. TIFF District #4: Downtown Rec Area

Call to Order**Roll Call****Approval of Minutes****New Items**

Implementation of a TIFF District

Adjournment

Jeff Wobser, Strategic Planning Committee Chair

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

The **STRATEGIC PLANNING COMMITTEE** met on October 8, 2024 to discuss the implementation of a TIFF District.

We recommend:

To meet again once legislation is presented.

No official vote was taken.



Aye Nay

Jeff Wobser, Chairman

Aye Nay

Randy Greeno

Aye Nay

Dennis Hellmann

LEGISLATION: _____

Aye Nay

Grant Russel

DATE: October 8, 2024

Aye Nay

Beth Warnecke

COMMITTEE: STRATEGIC PLANNING

Aye Nay

Mayor Muryn

Aye Nay

Auditor Staschiak

**Strategic Planning Committee
Meeting Report**

October 8, 2024

Attendees:

Committee Chair Jeff Wobser
Committee Member Josh Palmer
Councilwoman Holly Frische
Councilwoman Beth Warnecke
Councilman Dan DeArment

Mayor Christina Muryn
Financial Adviser Andrew Brossart
Service Safety Director
Auditor Jim Staschiak
Citizen Renee Leguire

Topic: Tax Increment Financing Districts, Presented by Mayor Muryn**Summary:**

Mayor Christina Muryn led a comprehensive discussion on tax increment financing (TIF) as a strategic tool to utilize property tax increases linked to development projects in Findlay, Ohio. The meeting highlighted the provisions of Ohio Revised Code 5709.40-41, which allows for the redirection of taxes generated from private development towards public infrastructure improvements. Andrew Brossart provided insights into the historical evolution of TIF, emphasizing its growing acceptance as a funding mechanism for roadway and utility enhancements along with other public projects. The conversation also explored potential collaborations with state funding to enhance the effectiveness of TIF initiatives.

A significant focus of the meeting was on the financial responsibilities of developers, underscoring the necessity for them to have "skin in the game" to reduce financial risks. The importance of minimum service payment agreements was discussed to ensure that developers remain accountable for their commitments. The City of Findlay is proposing a 30-year tax abatement for several TIF districts, with an estimated \$1.55 million investment in infrastructure improvements expected to yield approximately \$14.25 million in TIF Revenue over the same period based on known investment.

Evaluating developers based on their financial backgrounds and requiring personal guarantees were discussed as a necessary step before moving forward with projects which required City financial support. The meeting also addressed the implications on school district funding under the CRA and TIF frameworks, weighing the benefits of a longer TIF duration against its impact on school finances. The Mayor explained how school financing in Ohio works and Andrew provided context of how TIFs are not a significant impact to school finances. Additionally, concerns were raised about the diversion of tax levies affecting special services revenue and the anticipated increases in property taxes across Ohio.

Action Steps:

- Mayor Muryn will schedule a follow up meeting to review the business case proposal in more detail as well as the proposed legislation.

Legislation/ Formal Action: None. Continue discussion.**Submitted:** Chairman Jeff Wobser, 10-09-2024

Committee Members:

- Brian Bauman, Ward 5 – Committee Chair
- Dan DeArment, Ward 4
- Dennis Hellmann, Ward 2
- Jim Niemeyer, Ward 6
- Grant Russel, at large

Staff:

- Eric Adkins, Zoning Supervisor
- Matt Cordonnier, HRPC Director
- Don Rasmussen, Law Director
- Jacob Mercer, HRPC
- Jeremy Kalb, City Engineer

Meeting Start Time: 12:00 PM

Meeting End Time: 1:03 PM GLESSNER

Guests: AHMAD KHALIL - 1700 WESTERN AVENUE

TODD JENKINS - PETERMAN ASSOC.
BOSCO ~~THOMPSON~~ JUSENG IMANG

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

1. 1700 Western Avenue zoning
2. 0 Glessner Avenue zoning
3. cannabis dispensary zoning

Adjournment



Brian Bauman, Planning & Zoning Committee Chair

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Mohammad Khalil to rezone 1700 Western Avenue from I1 Light Industrial to C2 General Commercial.

We recommend

BY THE AYE APPROVAL OF THE APPLICANTS REQUEST TO REZONE 1700 WESTERN AVE FROM I1 LIGHT INDUSTRIAL TO C2 GENERAL COMMERCIAL

PUBLIC HEARING:

Aye Nay *Brian Bauman*
Brian Bauman, Chairman

Aye Nay *Dan DeArment*
Dan DeArment

Aye Nay *Dennis Hellmann*
Dennis Hellmann

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Aye Nay *Grant Russel*
Grant Russel

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: October 10, 2024

SECOND

MOTION

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Paul Taschler to rezone 0 Glessner Avenue (parcel no. 560001008484) from I1 Light Industrial to CD Condominium.

We recommend

TO APPROVE AS REQUESTED. —
REZONE OF 0 GLESSNER AVE FROM
I1 LIGHT INDUSTRIAL TO CD CONDO.

PUBLIC HEARING:

Aye Nay Brian Bauman **Brian Bauman, Chairman** *SECOND*

Aye Nay Dan DeArment **Dan DeArment** *MOTION*

Aye Nay Dennis Hellmann **Dennis Hellmann**

Aye Nay Jim Niemeyer **Jim Niemeyer**

Aye Nay Grant Russel **Grant Russel**

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: October 10, 2024

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request to continue September 12, 2024 discussions on cannabis dispensary zoning.

We recommend

[To CONTINUE DISCUSSION.] - [C2 ZONING.]*
DEVELOP
• OVERLAY MAPS OF DISTANCE FROM PRIMARY, OR SECONDARY SCHOOL, DAYCARE, PARK OR CHURCH
[CONTINUE DISCUSSION ON DISTANCE.]
~~TO BE DISCUSSED AT~~ (TRENTON, TIFIN, 99, W. MAIN CROSS, CI 75)
USING 500-1000 FT RADII'S FROM RESTRICTED INSTITUTIONS.

PUBLIC HEARING:

Aye Nay *Brian Bauman*
Brian Bauman, Chairman

Aye Nay *Dan DeArment* *SECOND*
Dan DeArment

PLANNING & ZONING COMMITTEE

Aye Nay *Dennis Hellmann*
Dennis Hellmann

LEGISLATION: _____

DATED: October 10, 2024

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Aye Nay *Grant Russel* *MOTION*
Grant Russel

1135.03 CONDITIONAL USE.

In addition to other requirements found in this Ordinance, uses stated below may be permitted or denied depending upon how well they can address various site issues.

A. Sports & Recreational Facilities

B. Bars, Night Clubs, Taverns

C. Funeral Services

D. Outdoor Sale of Building Materials

E. Drive-Thru Beverage Stores

F. Contractor Equipment, Rental, & Supplies

G. Car Washes

H. Drive Thru Lanes/Windows 72 | Page

I. Parking Garages

J. Off Premise Signs

K. RV Sales

L. Major Auto Repair

M. Borrow Pits

N. Mixed Use Commercial/ Residential

O. Electric Vehicle Charging Station

I. Cannabis Dispensary (Medicinal/Recreational)

1) Shall not be placed within 1500 feet of a lot that contains a primary or secondary school, daycare, park or church.

2) No more than “X” Cannabis Dispensaries shall be located within the City of Findlay Corporation Limits.

1141.03 CONDITIONAL USES.

A. Sales areas or showrooms for products manufactured on-site.

Sales area not to exceed forty-percent (40%) of the primary structure.

B. Adult Entertainment Establishments / Adult Entertainment Uses

(Chapter 1164 Adult Entertainment Establishment/Adult)

C. Outdoor drive-in movie theaters.

D. Any additional less intensive, non-objectionable uses which are subject to Planning Commission review.

E. Electric Vehicle Charging Station

F. Refuse Transfer Station & Recycling Centers

G. Cannabis Operations

1) Includes growing, processing, and distribution

2) Excludes retail sales

Committee Members:

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

Staff:

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

Meeting Start Time: 3:07 PM

Meeting End Time: 3:53 PM

Guests:

Dan DeArment – Councilman
Ginger Sampson – Deputy Auditor
Catherine Bosman – City Mission
Tricia Valasek – Raise The Bar
Hancock County

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

APRA Funds via Ordinance No. 2024-119

Adjournment



Jeff Wobser, Appropriations Committee Chair

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **APPROPRIATIONS COMMITTEE** to whom was referred a request to discuss American Rescue Plan Act (ARPA) Funds via Ordinance No. 2024-119.

We recommend *Approval of The leg ordinance as written.*

Aye Nay *J. Wob*
Jeff Wobser, Chairman

Aye Nay *H. Frische*
Holly Frische

Aye Nay *Randy Greeno*
Randy Greeno (Second)

Aye Nay *Josh Palmer*
Josh Palmer (Motion)

Aye Nay *Absent*
Beth Warnecke

APPROPRIATIONS COMMITTEE

DATE: October 11, 2024

LEGISLATION _____

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
October 15, 2024**

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

third 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 SOUTHWEST 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, AS AMENDED (*Howard Run Ditch cleaning*) requires three (3) readings

third reading

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

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

second 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

second 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 SOUTHWEST 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

second 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 SOUTHWEST 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).

ORDINANCE NO. 2024-111 (*fifth Capital Improvement appropriation of 2024*) 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 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. 2024-113 (*Bank St/S Blanchard St vacation*) requires three (3) readings

second 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

second reading

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

ORDINANCE NO. 2024-115 (*unimproved alley portion west of Sandusky St*) requires three (3) readings

second reading

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

second reading

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO WAIVE FORMAL ADVERTISING AND BIDDING 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. 2024-118 (*CSO long term control plan amendment*) requires three (3) readings

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-119 (*transfer of ARPA funds*) 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 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.

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, AS AMENDED

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	\$ 301,614.00
TO:	Howard Run Ditch Cleaning #32549500	\$ 301,614.00

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 _____

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. 2024-111

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. 2024-113

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. 2024-118

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 _____

OCTOBER 15, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, OCTOBER 15, 2024 MEETING.

ORDINANCES

- 2024-120 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-121 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2024-122 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2024-123 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR TRANSPORTATION ALTERNATIVE PROGRAM (TAP) FUNDS, AND IF AWARDED, ACCEPT AND UTILIZE FUNDS FOR THE HAN-LAKE CASCADES AND SIXTH STREET IMPROVEMENTS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-120

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:	City Income Tax Fund	\$ 7,000.00
TO:	City Income Tax #27047000-other	\$ 7,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate funds so that funds received from the Village of McComb may be utilized to pay the City of Findlay's annual CityTax subscription from Innovative Software Services, Inc.

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. 2024-121

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	General Fund (insurance proceeds)	\$ 16,050.75
TO:	Recreation Department #21044400-other	\$ 16,050.75

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate funds so that a received insurance payment for the replacement of the Building Automation System (HVAC system) at the City of Findlay CUBE to be utilized within the City of Findlay Recreation Department.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2024-122

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, DECLARING AN EMERGENCY.

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

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

FROM:	CIT Fund – Capital Improvement Restricted Account	\$ 475,000.00
TO:	Airport Snow Removal Equipment Building, <i>project no. 35232300</i>	\$ 475,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer funds so that a new building to be located at the City of Findlay Airport may be built to store snow removal equipment.

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. 2024-123

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR TRANSPORTATION ALTERNATIVE PROGRAM (TAP) FUNDS, AND IF AWARDED, ACCEPT AND UTILIZE FUNDS FOR THE HAN-LAKE CASCADES AND SIXTH STREET IMPROVEMENTS, 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: 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 submit an application to the Ohio Department of Transportation (ODOT) for their Transportation Alternative Program (TAP) funds, and if awarded, accept and utilize funds to extend the existing multi-use trail on Lima Avenue south to Lake Cascades, and on the north side of the roadway extending to the east to the existing paths on Blanchard Street and Emory Adams Park.

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 _____