

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

June 5, 2018

COUNCIL CHAMBERS

ROLL CALL of 2018-2019 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

- Acceptance or changes to the May 15, 2018 Public Hearing minutes for Design Review District changes to the Zoning Code (Ordinance No. 2017-098 AS AMENDED).
- Acceptance or changes to the May 15, 2018 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: - none.

RECOGNITION/RETIREMENT RESOLUTIONS: - none.

PETITIONS:

Zoning amendment request – 221 Lima Avenue

Garry and Janis Parsell would like to change the zoning of 221 Lima Avenue to M2 Multi-Family, High Density. It currently is zoned R2 Single Family, Medium Density. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 239 E Foulke Avenue

John Redman, Redwoman LLC, would like to change the zoning of 239 East Foulke Ave to R4 Duplex/Triplex, High Density. It currently is zoned R2 Single Family, Medium Density. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

WRITTEN COMMUNICATIONS:

James Michael Horn – dogs defecating in our public parks

Councilman Harrington received an email from Mr. Horn stating the following:

I'm sorry for the late email, but I have been busy. We have neighbors in Eagle Ridge Estates, that purposely take their dogs to Emory Park so that their dogs can defecate and they not have to pick it up. With my kids and other using the park extensively, I find that to be a major health issue and with signs up that state dogs are not allowed to run loose, which many still do, I believe it to be more important that there be signs which identify all dog owners are responsible for picking up after their dogs. Hopefully with a penalty of some sort.

ORAL COMMUNICATIONS: - none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for Findlay's Finest LLC, 1926 Tiffin Avenue, Suite A & Patio, Findlay, Ohio for a D5 and D6 liquor permit. This requires a vote of Council.

John E. Dunbar, Chief of Police – Findlay's Finest LLC, 1926 Tiffin Avenue, Suite A & Patio, Findlay, Ohio.

A check of the records shows no criminal record on the following:
Lamar D. Henderson

A check of the records shows the attached on the following:
Shawn A. Roddy

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for C&D Fern Café Ltd, dba Fern Café, 452 E. Sandusky St, 1st floor, Findlay, Ohio for a D1, D2 and D3 liquor permit. This requires a vote of Council.

John E. Dunbar, Chief of Police – C&D Fern Café Ltd, dba Fern Café, 452 E. Sandusky St, 1st floor, Findlay, Ohio. A check of the records shows no criminal record on the following:

Darrin N. Karcher
Cierra N. Karcher

City Auditor Staschiak – summary financial reports

A set of summary financial reports for the prior month follows including:

- Summary of Year-To-Date Information as of April 30, 2018
- Financial Snapshot for General Fund as of April 30, 2018
- Open Projects Report as of April 30, 2018
- Cash & Investments as of April 30, 2018

Treasurer's Reconciliation Report – April 30, 2018.

City Planning Commission agenda – June 14, 2018; **minutes** – May 10, 2018.

Service Director/Acting City Engineer Thomas – Blanchard River Greenway Trail Extension (PID 106715), Project No. 31980300

With the adoption of Resolution No. 013-2017, an application for funding was submitted to the Ohio Department of Transportation (ODOT) for Federal Transportation Alternatives Program (TAP) funds. The City has received approval of the funding from ODOT for the work extending the existing Blanchard River Greenway Trail from the existing dead-end at the rear of 1100 East Main Cross Street to Bright Road. TAP funds normally require a twenty percent (20%) match to ODOT's eighty percent (80%) of the construction cost. For this funding year, the match was reduced to five percent (5%) to ODOT's ninety five percent (95%) of the construction cost. The current project construction estimate is four hundred twenty-one thousand fifty-two (\$421,052). The City's matching share of twenty-one thousand fifty-two dollars and sixty cents (\$21,052.60) is included in the 2019 Capital Improvement Plan. Legislation authorizing the Service Director to enter into the project agreement with ODOT is requested. Resolution No. 011-2018 was created.

Service Director/Acting City Engineer Thomas – Blanchard Street and Lincoln Street Bike Lane/Shared Lanes (PID 104247), Project No. 32876000

With the adoption of Resolution No. 013-2016, an application for funding was submitted to the Ohio Department of Transportation (ODOT) for Federal Transportation Alternatives Program (TAP) funds. The City has received approval of the funding from ODOT for the work along Blanchard Street and Lincoln Street. TAP funds normally require a twenty percent (20%) match to ODOT's eighty percent (80%) of the construction cost. For this funding year, the match was reduced to five percent (5%) to ODOT's ninety-five percent (95%) of the construction cost. The current project construction estimate is one million two hundred sixty-three thousand one hundred fifty-seven dollars (\$1,263,157). The City's matching share of sixty-three thousand one hundred fifty-seven dollars and eighty-five cents (\$63,157.85) is included in the 2019 Capital Improvement Plan. Legislation authorizing the Service Director to enter into the project agreement with ODOT is requested. Resolution No. 012-2018 was created.

Service Director/Acting City Engineer Thomas – Sandusky Street Waterline Extension to Dold Farms, Project No. 35780400

By authorization of Ordinance No. 2018-020, a bid opening was held for this project on May 22, 2018. Bids were received from six (6) potential contractors with bid amounts ranging from one hundred sixty-nine thousand twenty-eight dollars to two hundred three thousand dollars nine hundred ninety-six dollars (\$169,028-\$203,996). The lowest and best bid was received from Helms and Sons Excavating of Findlay, Ohio. This project is included in the 2018 Capital Improvements Plan and the total project estimate is within the budgeted amount. Previously, twenty thousand dollars (\$20,000) was appropriated to the project for design and startup. At this time, an appropriation for construction, inspection and contingency is needed to complete the project. Legislation to appropriate and transfer funds is requested. Ordinance No. 2018-054 was created.

FROM: Water Fund \$ 180,000
TO: Sandusky Street Waterline Extension to Dold Farms *Project No. 35780400* \$ 180,000

Service Director/Acting City Engineer Thomas – Blanchard River Greenway Trail Extension (PID 106715), Project No. 31980300

Letters of interest have been reviewed for this project to select a consulting firm for the design of the project. The highest ranking firm for the project was Strand Associates Inc. The design for this project is included in the 2018 Capital Improvements Plan. Previously, an amount of twenty thousand dollars (\$20,000) was appropriated to the project for startup. An appropriation for the remaining design fees is required at this time. Legislation to appropriate and transfer funds is requested. Ordinance No. 2018-055 was created.

FROM: CIT Fund – Capital Improvements Restricted Account \$ 60,000
TO: Blanchard River Greenway Trail Extension (PID 106715) *Project No. 31980300* \$ 60,000

Service Director/Acting City Engineer Thomas – Miracle Field Expansion, Project No. 31984700

Last year, the Miracle League selected the City of Findlay as the host for the inaugural Miracle League All-Star game. This is a great opportunity for the City to host families from across the country to showcase the community. Part of the effort is to expand the very popular playground and add a shelter house that will overlook the Miracle Field and future baseball field. At the end of last year, there was some discussion about City capital contribution to the expansion, however, the Mayor did make progress in discussions with the State of Ohio regarding investment in this worthy case. The State has included funding in HB 529 for a one hundred thousand dollar (\$100,000) appropriation through ODNR. We have been in contact with ODNR and are in the process of completing the paperwork for reimbursement. ODNR strongly prefers the owner of the property be the sponsor. Legislation to appropriate from the Capital Fund to match the amount the City will be reimbursed is requested. This will allow the Miracle League group to continue the effort for construction. The total project will be over two hundred thousand dollars (\$200,000) and will greatly enhance the park. The funds will need to be available for construction in July. Additional information about the expansion and the events around the All-Star game is available. Legislation to appropriate and transfer funds is requested. Ordinance No. 2018-056 was created.

FROM: CIT Fund – Capital Improvements Restricted Account \$ 100,000
TO: Miracle Field Expansion Project, *Project No. 31984700* \$ 100,000

Service Director/Acting City Engineer Thomas – Concord Ct/Milton St/Summit St/Woodworth Dr/Merriweather Dr waterline replacement projects

By authorization of Ordinance No. 2018-019, a bid opening was held for this project on May 25, 2018. The projects are included in the 2018 Capital Improvements Plan and the Engineer's estimated cost of construction was six hundred sixty-five thousand dollars (\$665,000). The lowest and best bid was six hundred one thousand nine hundred seventy-seven dollars and twenty-five cents (\$601,977.25) received from Helms and Sons Excavating of Findlay, Ohio for Summit Street and Merriweather Drive and Hoehenbrink Excavating of Findlay for the other three (3) projects. Previously, twenty thousand dollars (\$20,000) was appropriated to each of the projects for design and startup. At this time, an appropriation for construction, inspection and contingency is needed to complete the project. The amount being requested is slightly higher than the amount in the Capital Improvements Plan because while plans were being finalized, Water Distribution requested that the limits on a couple of the projects be changed. Legislation to appropriate funds is requested. Ordinance No. 2018-057 was created.

FROM: Water Fund \$ 617,700
TO: Concord Court Waterline Replacement, *Project No. 35780700* \$ 107,700
TO: Milton Street Waterline Replacement, *Project No. 35781000* \$ 105,000
TO: Summit Street Waterline Replacement, *Project No. 35781300* \$ 155,000
TO: Woodworth Drive Waterline Replacement, *Project No. 35781400* \$ 205,000
TO: Merriweather Drive Waterline Replacement, *Project No. 35781600* \$ 45,000

City Income Tax Monthly Collection Report – May 2018.

COMMITTEE REPORTS:

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, May 15, 2018 to discuss the estimated tax payments program.

The **WATER AND SEWER COMMITTEE** to whom was referred a request to continue discussions on the Deer Landing Waterline Oversizing Project via Ordinance No. 2017-098, AS AMENDED.

We recommend that Council lift previous committee report from the table and pay \$151,287.74 per Engineering Department's analysis of the job invoice. Ordinance No. 2018-053 received its first reading during the May 15, 2018 City Council meeting.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 011-2018 (*Blanchard River Greenway Trail Extension (PID 106715)*) **requires one (1) reading** **first reading**
A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS TO EXTEND THE EXISTING BLANCHARD RIVER GREENWAY TRAIL FROM THE DEAD-END AT THE REAR OF 1100 EAST MAIN CROSS STREET TO BRIGHT ROAD PID106715 - PROJECT NO. 31980300, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 012-2018 (*Blanchard St & Lincoln St bike lane/shared lanes (PID 104247)*) **requires one (1) reading** **first reading**
A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS FOR IMPROVEMENTS ALONG BLANCHARD STREET AND LINCOLN STREET PID104247 - PROJECT NO. 32876000, AND DECLARING AN EMERGENCY.

ORDINANCES

ORDINANCE NO. 2018-047 (*annual bids & contracts*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2019, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-048 (*118 Center St 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 118 CENTER STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SINGLE FAMILY, HIGH DENSITY" TO "R4 DUPLEX/TRIPLEX".

ORDINANCE NO. 2018-049 (*E Lincoln St ROW vacation*) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING A CERTAIN STREET RIGHT-OF-WAY (HEREINAFTER REFERRED TO AS EAST LINCOLN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2018-053 (*Deer Landing waterline oversizing project*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-054 (*Sandusky Street Waterline Extension to Dold Farms, Project No. 35780400*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-055 (*Blanchard River Greenway Trail extension*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-056 (*Miracle Field expansion*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-057 **requires three (3) readings** **first reading**
(*Concord Ct/Milton St/Summit St/Woodworth Dr/Merriweather Dr waterline replacement*)
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS

EXECUTIVE SESSION/PROPERTY ACQUISITION AT THE END OF TONIGHT'S MEETING.



PETITION FOR ZONING AMENDMENT CITY OF FINDLAY

(Revised May 2017)

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

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

ADDRESS: 221 Lima Ave

SUBDIVISION: Cory Lima St. Add.

LOT No.(s): 8503

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

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE 4 unit dwelling

PRESENT ZONING DISTRICT R-2 Single Fam - med. Density

PROPOSED ZONING DISTRICT M-2 Multi-Fam - High Density

ATTACH:

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

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

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

Name of Owner Garry W. & Janis L. Parsell

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

Mailing Address 1225 Washington Ave Findlay OH 45840

Phone No. (Home) (419) 306-4537 (Business) () -

Email: gwpjlp @ sbc global .net

May 25, 2018
Date

Garry W Parsell
Signature of contact person

OFFICE USE ONLY

\$250.00 fee paid _____ \$100 fee paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set by Council _____

Date of Newspaper Notice _____
(must be mailed at least 30 days prior to hearing)

Date of Notice to Abutting Property Owners _____
(must be mailed at least 20 days prior to hearing)

Referred for Legislation: _____

Date of Readings by Council:
First _____ / _____ / _____ Second _____ / _____ / _____ Third _____ / _____ / _____

Action by Council: _____ Ordinance No. _____



J. STEVE WELTON
HANCOCK COUNTY TREASURER
 300 S. MAIN ST. FINDLAY, OH 45840
 PHONE: (419) 424-7213

PROPERTY ADDRESS: 221 LIMA AVE, FINDLAY, OH 45840

PARSELL GARRY W & JANIS L 2 308
 1225 WASHINGTON AVE
 FINDLAY OH 45840-5151



SPECIAL ASSESSMENTS

PROJECT & DESCRIPTION	CURRENT HALF	FULL YEAR

WHERE YOUR TAXES GO

COUNTY GENERAL FUND	25.55
ADAMHS	0.00
DD	94.59
AGENCY ON AGING	20.02
PARKS DISTRICT	13.27
SCHOOL DISTRICT	901.77
JVS DISTRICT	0.00
TOWNSHIP	0.00
MUNICIPALITY	54.51
VILLAGE	0.00
FIRE/AMB DISTRICT	0.00
LIBRARIES	8.28
OTHER	0.00

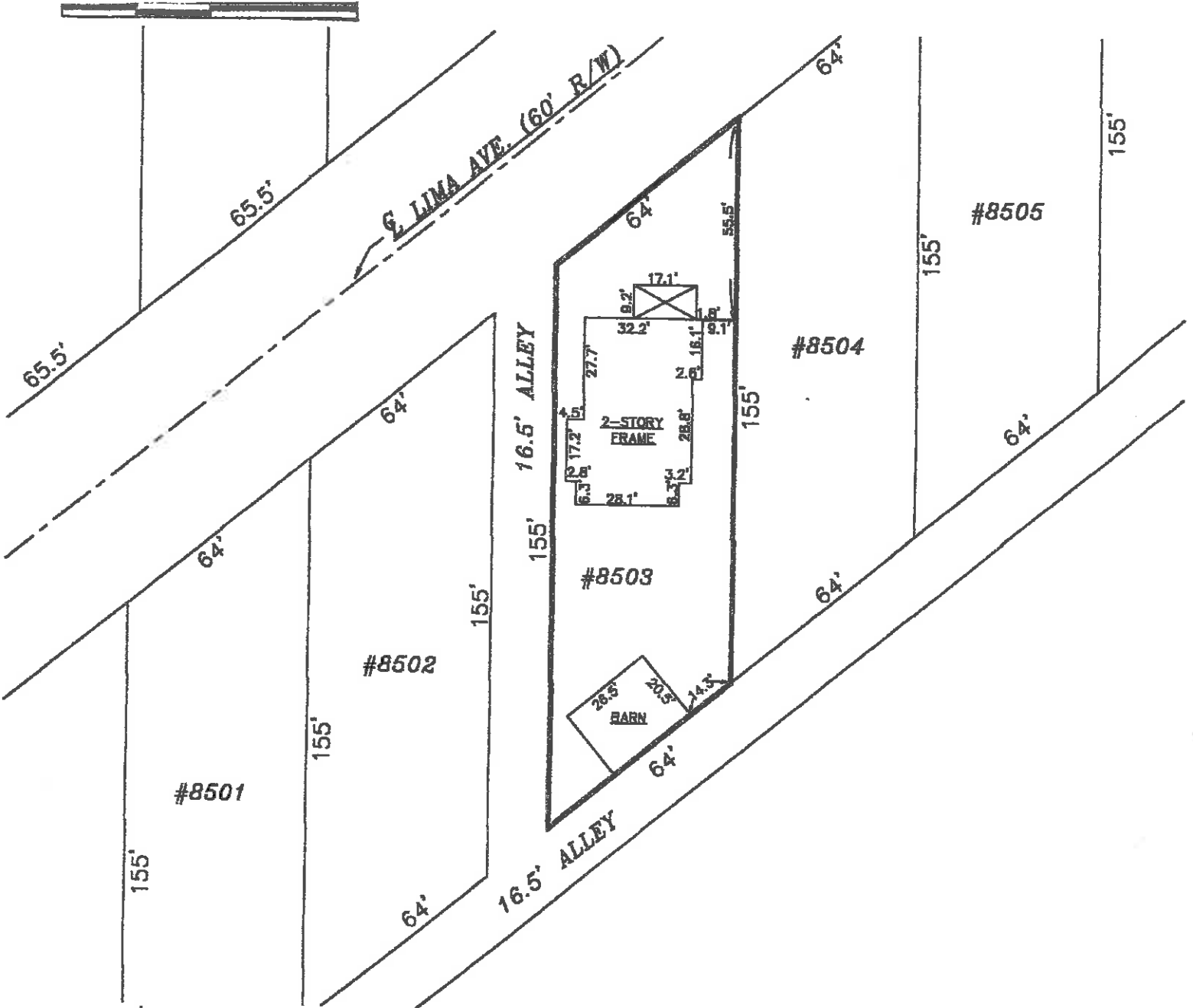
2-8-18

 2-14-18

TAX YEAR: 2017 1st Half		DUE DATE: 02/16/2018	
PARCEL #: 560000191690			
ACRES: 0.000000			
CLASSIFICATION: C Commercial			
TAX DISTRICT: 21 FINDLAY CORP - FINDLAY CSD			
OWNER NAME: PARSELL GARRY W & JANIS L			
LEGAL DESCRIPTION: <u>CORY LIMA ST ADD LOT 8503</u>			
PARCEL VALUE	LAND	IMPROVEMENT	TOTAL
100% MARKET VALUE	14,300	83,040	97,340
35% TAXABLE VALUE	5,010	29,080	34,070
CAUV SAVINGS	0.00	HOMESTEAD	34,070
TAX RATES			
GROSS TAX RATE (MILLS)			77.850000
REDUCTION FACTOR (%)			0.156985
EFFECTIVE TAX RATE (MILLS)			65.628777
HOMESTEAD REDUCTION VALUE (\$)			0
NON-BUSINESS CREDIT FACTOR			0.000000
OWNER OCCUPANCY CREDIT FACTOR			0.000000

CALCULATION OF TAXES

REAL ESTATE TAXES	\$1,326.16
TAX CREDIT (HB920)	-208.19
ADJUSTED TAX	\$1,117.99
NON-BUSINESS CREDIT	-0.00
OWNER OCCUPANCY CREDIT	-0.00
HOMESTEAD	-0.00
REAL ESTATE NET	\$1,117.99
CAUV RECOUPMENT	0.00
PRIOR DELINQUENT	0.00
1ST HALF PAST DUE	0.00
PENALTY	0.00
INTEREST	0.00
ADJUSTMENT	0.00
SPECIAL ASSESSMENTS	
CURRENT CHARGES	0.00
PRIOR DELINQUENT	0.00
1ST HALF PAST DUE	0.00
PENALTY	0.00
INTEREST	0.00
ADJUSTMENT	0.00
PAYMENTS	-0.00
1ST HALF BALANCE DUE	\$1,117.99
FULL YEAR BALANCE	\$2,235.98



I HEREBY CERTIFY THAT A MORTGAGE LOCATION SURVEY OF THE ABOVE PREMISES HAS BEEN MADE IN ACCORDANCE WITH CHAPTER 4733-38, (MINIMUM STANDARD FOR MORTGAGE LOCATION SURVEYS IN THE STATE OF OHIO) OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

Edward A. Van Horn
 Edward A. Van Horn, Registered Surveyor No. 6563
 VAN HORN, HOOVER & ASSOCIATES, INC. - FINDLAY, OHIO



SUBJECT PROPERTY IS Not Located In
 THE SPECIAL FLOOD HAZARD AREA SHOWN
 ON FEDERAL INSURANCE AGENCY, FLOOD
 HAZARD BOUNDARY MAP NO. 390244-0007 B

5/31/18

Reason:

I, Garry Parsell, am making this statement as to why I need to have the zoning changed for my 4-plex at 221 Lima. This 4-plex is situated in a business commercial area with rental properties surrounding it. When I purchased this years ago as a duplex and saw the opportunity to change the interior to a 4-plex, I had no idea that I needed to have approval to change the interior. I was not knowledgeable about the rules to make this happen appropriately. I take responsibility for this misunderstanding.

HOW WE DISCOVERED THIS ERROR:

When I put this home on the market recently and was proceeding to the closing table, during the last week of the process I was alerted by my real estate agent after the bank appraisal that the 4-plex did not pass the approval of City Council. It is my desire to sell this property to allow me to retire.

Garry Parsell

A handwritten signature in black ink that reads "Garry Parsell". The signature is written in a cursive, flowing style with a large initial "G".



PETITION FOR ZONING AMENDMENT CITY OF FINDLAY

(Revised May 2017)

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

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

ADDRESS: 230 E Fonke Ave

SUBDIVISION: Scott Addition

LOT No.(s): 3261

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

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE

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

EXISTING USE vacant

PRESENT ZONING DISTRICT R2

PROPOSED ZONING DISTRICT R4

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

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

c. A written statement of the reason for the request and justification for the change.

d. If the area to be rezoned is a portion of a parcel, a survey must be done for the portion to be changed and it must be recorded as a new parcel at the County Recorder's Office.

Name of Owner John Redman - Redwoman LLC

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

Mailing Address 230 East ~~Ford~~ Fowlake Ave., Fundlay, OH

Phone No. (Home) (419) 421-1633 (Business) () -

Email: _____

5 / 19 / 18
Date

John C Redman
Signature of contact person

OFFICE USE ONLY

\$250.00 fee paid _____ \$100 fee paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set by Council _____

Date of Newspaper Notice _____
(must be mailed at least 30 days prior to hearing)

Date of Notice to Abutting Property Owners _____
(must be mailed at least 20 days prior to hearing)

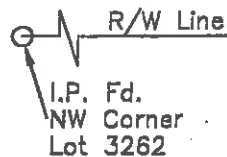
Referred for Legislation: _____

Date of Readings by Council:
First _____ / _____ / _____ Second _____ / _____ / _____ Third _____ / _____ / _____

Action by Council: _____ Ordinance No. _____

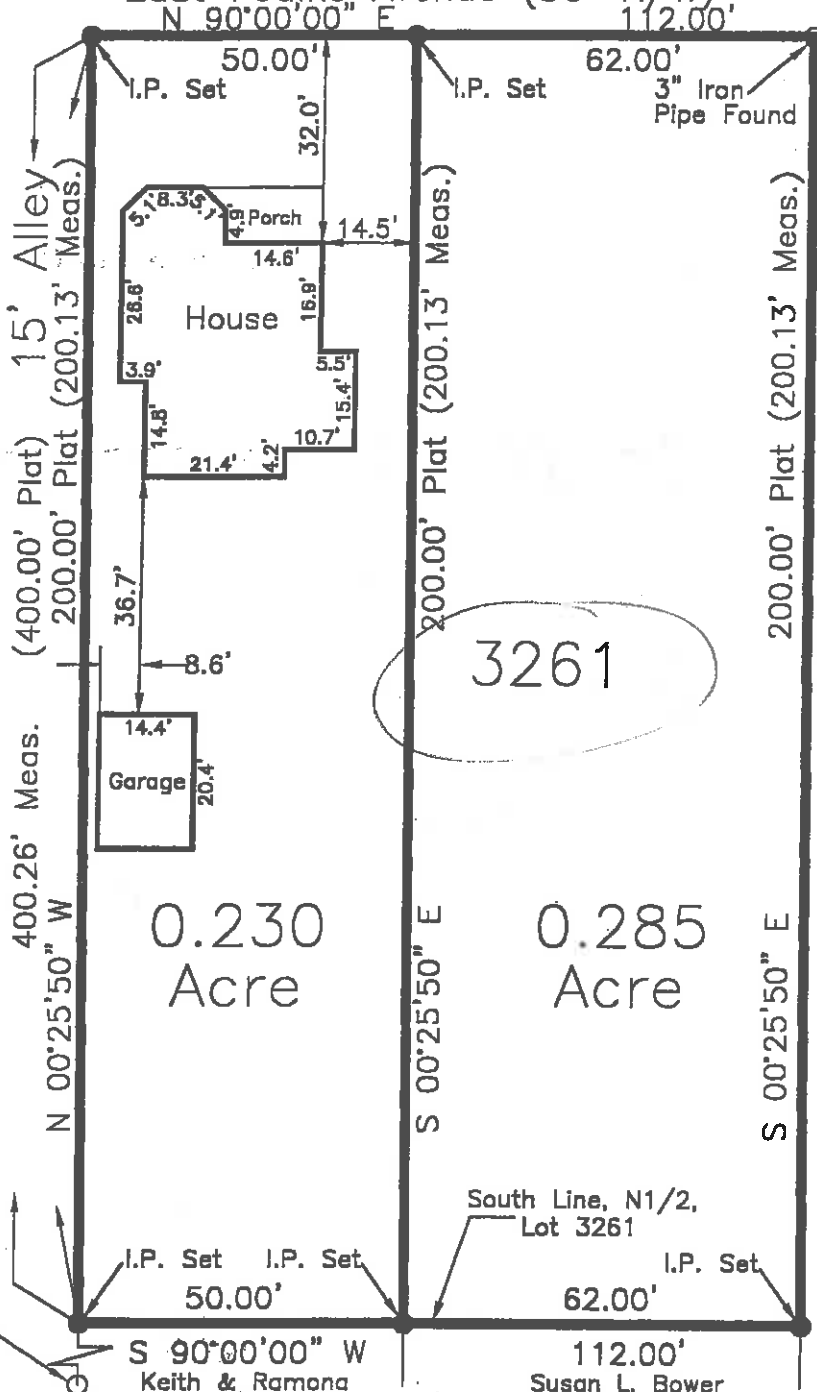
Description: Being the N1/2 of Lot Number 3261 as platted in Scott Addition (Plat Bc Vol. 2, Pg. 9B), City of Findlay, County of Hancock, State of Ohio.

East Foulke Avenue (50' R/W)
N 90°00'00" E 112.00'



233
E. Foulke

3262



Penn Central Railroad



Iron Pipe Fd., SW Corner Lot 3261

Hancock County Deed Reference: Deed Volume 1354, Page 156
I.P. Set = 1/2"x30" rebar with Peterman Associates Cap
Note: The bearings on this plat are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

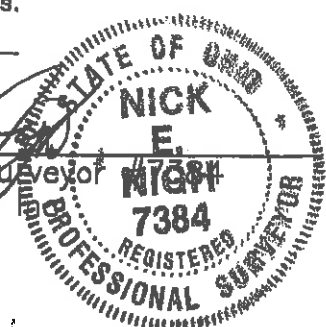
Date: July 1, 1997

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Certified By: *Nick E. Nigh*
Nick E. Nigh, Reg. Surveyor
Peterman Associates,
Findlay, Ohio



PETERMAN ASSOCIATES, INC.

Engineers - Planners - Surveyors

438 Carnahan Avenue
Findlay, Ohio 45840-5818
Office (419) 422-6672 Fax (419) 422-9466
Email Petermansw@aol.com



Since 1939

LEGAL DESCRIPTION

FOR: John Redman

0.285 Acre

Situated in the City of Findlay, County of Hancock, State of Ohio and being the N $\frac{1}{2}$, except the west 50 feet of Lot Number 3261, as platted in Scott Addition, Plat Book Volume 2, Page 9B, a tract of land more particularly described as follows:

Beginning at an iron pin set on the north line of Lot Number 3261, as platted in Scott Addition and described as lying N90°00'00"E, a distance of 50.00 feet from an iron pin set marking the northwest corner of said Lot Number 3261; thence along the north line of said Lot Number 3261, also being the south right-of-way line of East Foulke Avenue, N90°00'00"E, a distance of 62.00 feet to a 3 inch iron pipe found marking the northeast corner of said lot, said point also marking the intersection of the south right-of-way line of East Foulke Avenue with the west right-of-way line of the Penn Central Railroad; thence along said west right-of-way line, also being the east line of Lot Number 3261, S00°25'50"E, a distance of 200.13 feet (200.00 feet Plat) to an iron pin set marking the southeast corner of the N $\frac{1}{2}$ of Lot Number 3261; thence along the south line of said N $\frac{1}{2}$, S90°00'00"W, a distance of 62.00 feet to an iron pin set; thence parallel with and 50 feet right angle dimension east of the west line of said Lot Number 3261, N00°25'50"W, a distance of 200.13 feet (200.00 feet Plat) to the point of beginning and containing 0.285 acre of land, more or less, subject however to all prior easements of record.

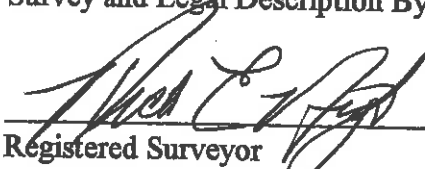
Hancock County Deed Reference: Deed Volume 1354, Page 156.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

I.P. set = $\frac{1}{2}$ " x 30" Rebar with Peterman Associates' Cap.

Survey and Legal Description By:

Date: July 21, 1997


Registered Surveyor
Peterman Associates, Inc.
Findlay, Ohio



Denise Devore

From: John Harrington <jwharrngtn@aol.com>
Sent: Wednesday, May 23, 2018 2:46 PM
To: Clerk of Council
Subject: Fwd: Dogs defecating in our public parks

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

Denise,

Please add letter below to next Council meeting packet if allowed

John

-----Original Message-----

From: James Horn <usaohfindlay@gmail.com>
To: jwharrngtn <jwharrngtn@aol.com>
Sent: Mon, May 21, 2018 4:04 pm
Subject: Dogs defecating in our public parks

Mr. Harrington,

I'm sorry for the late email, but I have been busy.

We have neighbors in Eagle Ridge Estates, that purposely take their dogs to Emory Park so that their dogs can defecate and they not have to pick it up. With my kids and others using this park extensively, I find that to be a major Health Issue and with signs up that state dogs are not allowed to run loose, which many still do, I believe it to be more important that there be signs which identify all dog owners are responsible for picking up after their dogs. Hopefully with a penalty of some sort.

--
VR
James Michael Horn
Cell # 419 496 7299

City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

John E. Dunbar, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

www.findlayohio.com

May 14, 2018

The Honorable Council:

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

Lamar D. Henderson

A check of the records of this office shows the attached on the following:

Shawn A. Roddy

Findlay's Finest LLC, 1926 Tiffin Avenue, Suite A & Patio Findlay, Ohio 45840.

Sincerely,



John E. Dunbar
Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
 6606 TUSSING ROAD, P.O. BOX 4005
 REYNOLDSBURG, OHIO 43068-9005
 (614)644-2360 FAX(614)644-3186

TO

2716880		TRFO		FINDLAYS FINEST LLC SUITE A & PATIO 1926 TIFFIN AV FINDLAY OH 45840
PERMIT NUMBER		TYPE		
06	01	2017		
ISSUE DATE				
05	04	2018		
FILING DATE				
D5	D6			
PERMIT CLASSES				
32	044	A	F20313	
TAX DISTRICT		RECEIPT NO.		

FROM 05/08/2018

0335641				AVENUE CUE LLC DBA AVENUE CUE SUITE A & PATIO 1926 TIFFIN AV FINDLAY OH 45840
PERMIT NUMBER		TYPE		
06	01	2017		
ISSUE DATE				
05	04	2018		
FILING DATE				
D5	D6			
PERMIT CLASSES				
32	044			
TAX DISTRICT		RECEIPT NO.		



MAILED 05/08/2018

RESPONSES MUST BE POSTMARKED NO LATER THAN.

06/08/2018

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
 WHETHER OR NOT THERE IS A REQUEST FOR A HEARING. **A TRFO 2716880**
 REFER TO THIS NUMBER IN ALL INQUIRIES

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title) - Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

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

Commerce Division of Liquor Control : Web Database Search

OWNERSHIP DISCLOSURE INFORMATION

This online service will allow you to obtain ownership disclosure information for issued and pending retail liquor permit entities within the State of Ohio.

Searching Instructions

Enter the known information and click the "Search" button. For best results, search only ONE criteria at a time. If you try to put too much information and it does not match exactly, the search will return a message "No records to display".

The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

	SEARCH CRITERIA
Permit Number	2716880
Permit Name / DBA	
Member / Officer Name	

Search**Reset****Main Menu**

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 2716880; Name: FINDLAYS FINEST LLC; DBA: ; Address: 1575 HIGHTWAY 100 45840		
LAMAR D HENDERSON	MANAGE MEM	
SHAWN A RODDY	MANAGE MEM	

- [Ohio.Gov](#)
- [Ohio Department of Commerce](#)

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Case Summary

General Information

Case Number : 07CRB00721
Attorney Name : DREW MIHALIK
Assigned To : ALAN D HACKENBERG
Offense Date : 5/25/2007
Date Filed : 6/5/2007
Waiverable : No
Affiant Name : LOVE, TRACY
Affiant Type : City of Findlay PD
Proof of Insurance : Unknown
Muni Name : City of Findlay

Financial Information

Total Cost : \$375.00
Total Paid : \$375.00
Total Owed : \$0.00

Vehicle Information

Plate State : OH
Plate Number :
Vehicle Year :
Vehicle Make :
Vehicle Model :
Vehicle Color :

Defendant Information

Name : SHAWN A RODDY
Address Line1 : 2201 MASSILLON ST APT 6
Address Line2 :
City : FINDLAY
State : OH
Zip Code : 45840
Driver License Number :
Date of Birth : 11/11/1976

Warrant Information

Active Warrants : No

Counts

Count Number	Citation Number	Statute Code	Statute Description	Plea	Finding Adjudicated By
1	2007057951	2917.11A1E3A	AGGRAVATED DISORDERLY CONDUCT	NO CONTEST	GUILTY KEVIN C SMITH

Hearing Information

Description	Court Date	Court Time	Court Room	Heard By
STATUS CONFEREN	5/19/2008	1:00:00 PM		KEVIN C SMITH
STATUS CONFEREN	2/4/2008	1:30:00 PM		KEVIN C SMITH
Plea	11/21/2007	1:00:00 PM	1	KEVIN C SMITH
Pre-Trial	7/18/2007	2:15:00 PM	ROOM 203	KEVIN C SMITH
Arraignment	6/27/2007	8:45:00 AM		
Continued	6/13/2007	8:45:00 AM		
Continued	6/6/2007	8:45:00 AM		

Docket Information

NOTE: The Docket Information below is an abbreviated version of the actual Docket Entry. Only the first 60 characters of each line will show.

[Click Here](#) to display Full Docket Entry or contact the court for the full text entry.

Entry Date	Entry
5/15/2008	<u>Paid \$25.00 receipt# 2008311986</u>
4/28/2017	<u>Case Assignment Transferred to Judge Hackenberg</u>
5/15/2008	<u>Paid \$250.00 receipt# 2008311985</u>
3/26/2008	<u>REC'D COMPLETION REPORT FROM LITTER BOARD DEF HAS WORKED TH</u>
2/14/2008	<u>MOTION FOR EXTENSION ON COMMUNITY SERVICE GRANTED by KEVIN C</u>
2/12/2008	<u>Written MOTION FOR EXTENSION ON COMMUNITY SERVICE filed by D</u>
2/4/2008	<u>Defendant has not paid his/her fines and costs as previously.</u>
2/4/2008	<u>Fines and Costs set for 05/19/2008 at 01:00 PM by Judge KEVI</u>
2/4/2008	<u>Paid \$100.00 receipt# 2008302841</u>
11/21/2007	<u>Defendant has not paid his/her fines and costs as previously.</u>
11/21/2007	<u>Fines and Costs set for 02/04/2008 at 01:30 PM by Judge KEVI</u>
11/21/2007	<u>Charge Amended from 2919.25A DOMESTIC VIOLENCE M1 to 2917.11</u>
11/21/2007	<u>Finding of GUILTY entered for 2917.11A1E3A - AGGRAVATED DISO</u>
11/21/2007	<u>Confinement Jail Time Sentenced 30 Days 7 Credited 23 Suspen</u>
11/21/2007	<u>The defendant appeared in open court and was advised of the</u>

Case Summary

General Information

Case Number : 06CRB00037
Attorney Name : DREW MIHALIK
Assigned To : MARK C MILLER
Offense Date : 1/6/2006
Date Filed : 1/10/2006
Waiverable : No
Affiant Name : DEGRAAF, SCOTT
Affiant Type : City of Findlay PD
Proof of Insurance : Unknown
Muni Name : City of Findlay

Financial Information

Total Cost : \$367.00
Total Paid : \$367.00
Total Owed : \$0.00

Vehicle Information

Plate State : OH
Plate Number :
Vehicle Year :
Vehicle Make :
Vehicle Model :
Vehicle Color :

Defendant Information

Name : SHAWN A RODDY
Address Line1 : 2201 MASSILLON ST APT 6
Address Line2 :
City : FINDLAY
State : OH
Zip Code : 45840
Driver License Number :
Date of Birth : 11/11/1976

Warrant Information

Active Warrants : No

Counts

Count Number	Citation Number	Statute Code	Statute Description	Plea	Finding	Adjudicated By
1	200600203	2917.11A1E	DISORDERLY CONDUCT	NO CONTEST	GUILTY	VERNON L PRESTON

Hearing Information

Description	Court Date	Court Time	Court Room	Heard By
STATUS CONFEREN	10/6/2008	1:30:00 PM		KEVIN C SMITH
STATUS CONFEREN	5/19/2008	1:00:00 PM		VERNON L PRESTON
STATUS CONFEREN	2/4/2008	1:30:00 PM		KEVIN C SMITH
STATUS CONFEREN	9/25/2006	1:30:00 PM		VERNON L PRESTON
STATUS CONFEREN	6/5/2006	2:30:00 PM		VERNON L PRESTON
Plea	3/31/2006	8:30:00 AM	2	VERNON L PRESTON
Pre-Trial	1/25/2006	1:45:00 PM	2	VERNON L PRESTON
Arraignment	1/11/2006	8:45:00 AM	206	

Docket Information

NOTE: The Docket Information below is an abbreviated version of the actual Docket Entry. Only the first 60 characters of each line will show.

[Click Here](#) to display Full Docket Entry or contact the court for the full text entry.

Entry Date	Entry
7/23/2008	F&C Order - Bench issued
7/23/2008	F&C Order - Bench issued
7/23/2008	Defendant has not paid his/her fines and costs as previously
7/23/2008	Fines and Costs set for 10/06/2008 at 01:30 PM by Judge KEVI
2/4/2008	F&C Order - Bench issued
2/4/2008	F&C Order - Bench issued
2/4/2008	Defendant has not paid his/her fines and costs as previously
2/4/2008	Fines and Costs set for 05/19/2008 at 01:00 PM by Judge VERN
11/21/2007	F&C Order - Bench issued
11/21/2007	F&C Order - Bench issued
11/21/2007	Defendant has not paid his/her fines and costs as previously
11/21/2007	Fines and Costs set for 02/04/2008 at 01:30 PM by Judge KEVI
11/13/2006	REC'D REPORT FROM COUNSELOR DEB BUCHER, DEF HAS COMPLETED TR
9/25/2006	Paid \$296.00 receipt# 2006343662

City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

John E. Dunbar, Chief of Police

318 Dorney Plaza, Room 116 • Findlay, OH 45840

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

www.findlayohio.com

May 14, 2018

The Honorable Council:

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

Darrin N. Karcher

Cierra N. Karcher

C&D Fern Café LTD, DBA Fern Café, 452 E. Sandusky St., 1st floor, Findlay, Ohio 45840.

Sincerely,



John E. Dunbar

Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2380 FAX(614)644-3166

TO

1171552		TRFO	C & D FERN CAFE LTD	
PERMIT NUMBER		TYPE	DBA FERN CAFE	
06	01	2017		
ISSUE DATE		452 E SANDUSKY ST 1ST FL		
05	10	2018		
FILING DATE		FINDLAY OHIO 45840		
D1	D2	D3		
PERMIT CLASSES				
32	044	A	F20358	
TAX DISTRICT			RECEIPT NO.	

FROM 05/14/2018

2689117			FERN CAFE INC	
PERMIT NUMBER		TYPE	452 E SANDUSKY ST 1ST FL	
06	01	2017		
ISSUE DATE		452 E SANDUSKY ST 1ST FL		
05	10	2018		
FILING DATE		FINDLAY OHIO 45840		
D1	D2	D3		
PERMIT CLASSES				
32	044			
TAX DISTRICT			RECEIPT NO.	



RECEIVED
MAY 14 2018
MAYOR'S OFFICE

MAILED 05/14/2018

RESPONSES MUST BE POSTMARKED NO LATER THAN.

06/14/2018

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING. **A TRFO 1171552**
REFER TO THIS NUMBER IN ALL INQUIRIES _____

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

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

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The information is sorted based on the Permit Number in ascending order.

To do another search, click the "Reset" button.

	SEARCH CRITERIA
Permit Number	1171552
Permit Name / DBA	
Member / Officer Name	

[Search](#)[Reset](#)[Main Menu](#)

Member/Officer Name	Shares/Interest	Office Held
Permit Number: 1171552; Name: C & D FERN CAFE LTD; DBA: (C&D FERN CAFE); Address: 4311 E SANDUSKY ST 1ST FL FINDLAY 45840		
CIERRA N KARCHER	5% VOTING	
DARRIN N KARCHER	MANAGE MEM	

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- [Ohio Department of Commerce](#)

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AUDITOR'S OFFICE

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

JIM STASCHIAK II
CITY AUDITOR

Thursday, May 10, 2018

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 April 30th, 2018
Financial Snapshot for General Fund as of April 30th, 2018
Open Projects Report as of April 30th, 2018
Cash & Investments as of April 30th, 2018

Respectfully Submitted,

Jim Staschiak II
City Auditor

CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF APRIL 30, 2018

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	184,631	68,578	37.1%	3,000	1,720	57.3%
MAYOR'S OFFICE	325,040	100,571	30.9%	4,200	1,361	32.4%
AUDITOR'S OFFICE	643,802	181,999	28.3%	366,501	235	0.1%
TREASURER'S OFFICE	20,298	4,640	22.9%	-	-	0.0%
LAW DIRECTOR	619,597	175,762	28.4%	104,000	50,595	48.6%
MUNICIPAL COURT	2,320,731	553,722	23.9%	1,521,700	644,706	42.4%
CIVIL SERVICE OFFICE	133,006	29,719	22.3%	47,500	33,274	70.1%
PLANNING & ZONING	154,075	68,289	44.3%	-	-	0.0%
COMPUTER SERVICES	393,130	124,953	31.8%	381,130	-	0.0%
GENERAL EXPENSE	3,570,616	911,340	25.5%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	22,873,692	6,655,093	29.1%
POLICE DEPARTMENT	7,600,991	2,088,017	27.5%	547,239	222,874	40.7%
DISASTER SERVICES	51,705	20,099	38.9%	-	-	0.0%
FIRE DEPARTMENT	7,737,408	2,142,410	27.7%	309,800	79,070	25.5%
DISPATCH CENTER	1,238,848	322,689	26.0%	-	-	0.0%
N.E.A.T.	115,755	23,918	20.7%	1,500	145	9.6%
SAFETY DIRECTOR	150,257	31,948	21.3%	-	-	0.0%
HUMAN RESOURCES	155,250	35,507	22.9%	-	-	0.0%
SERVICE DIRECTOR	114,336	20,117	17.6%	-	-	0.0%
ENGINEERING OFFICE	796,735	201,709	25.3%	137,511	47,174	34.3%
PUBLIC BUILDING	421,591	93,520	22.2%	1,000	-	0.0%
ZONING	280,837	70,821	25.2%	57,700	18,615	32.3%
PARK MAINTENANCE	958,855	150,186	15.7%	170,500	164,038	96.2%
RESERVOIR RECREATION	5,272	1,012	19.2%	-	-	0.0%
RECREATION MAINTENANCE	110,593	22,925	20.7%	-	-	0.0%
RECREATION FUNCTIONS	899,261	188,657	21.0%	617,700	230,845	37.4%
CEMETERY DEPARTMENT	429,220	77,268	18.0%	138,500	64,190	46.3%
TOTAL GENERAL FUND	29,431,840	7,710,375	26.2%	27,283,173	8,213,935	30.1%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	3,125,345	750,726	24.0%	3,158,610	1,001,077	31.7%
TRAFFIC-SIGNALS	393,338	58,163	14.8%	80,000	81,364	101.7%
TOTAL SCM&R FUND	3,518,683	808,890	23.0%	3,238,610	1,082,441	33.4%
SCM&R HIWAYS	112,827	78,010	69.1%	139,200	46,399	33.3%
TOTAL SCM&R HIWAYS FUND	112,827	78,010	69.1%	139,200	46,399	33.3%
AIRPORT OPERATIONS	1,219,738	296,471	24.3%	1,054,642	378,427	35.9%
TOTAL AIRPORT FUND	1,219,738	296,471	24.3%	1,054,642	378,427	35.9%
WATER TREATMENT	2,551,603	603,622	23.7%	14,698	4,974	33.8%
WATER DISTRIBUTION	2,265,691	507,272	22.4%	97,000	78,595	81.0%
UTILITY BILLING	1,202,332	359,495	29.9%	8,318,888	2,489,899	29.9%
SUPPLY RESERVOIR	566,621	94,456	16.7%	21,494	2,600	12.1%
TOTAL WATER FUND	6,586,247	1,564,845	23.8%	8,452,080	2,576,067	30.5%
SANITARY SEWER MAINT	1,025,176	252,492	24.6%	2,183	2,108	96.6%
STORMWATER MAINT	287,280	82,196	28.6%	771,330	257,368	33.4%
WATER POLLUTION CONTROL	3,261,215	784,706	24.1%	8,981,200	2,967,667	33.0%
TOTAL SEWER FUND	4,573,671	1,119,394	24.5%	9,754,713	3,227,144	33.1%
PARKING	132,710	58,138	43.8%	134,700	29,578	22.0%
TOTAL PARKING FUND	132,710	58,138	43.8%	134,700	29,578	22.0%
SWIMMING POOL	87,074	1,734	2.0%	72,000	-	0.0%
TOTAL SWIMMING POOL FUND	87,074	1,734	2.0%	72,000	-	0.0%
CIT ADMINISTRATION	19,880,783	5,162,735	26.0%	24,614,000	9,983,883	40.6%
TOTAL CIT FUND	19,880,783	5,162,735	26.0%	24,614,000	9,983,883	40.6%

SNAPSHOT \$ FINANCIAL: GENERAL FUND

Revenues/Expenditures & Key Balances Snapshot as of :

Projected

2018
4/30/2018

GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated \$ 12,355,960

Revenue and Receipts Projection General Fund \$ 27,500,583

Expenses Appropriated General Fund (assumes \$0.00 returned by departments) \$ (29,211,086)

OPERATIONAL SURPLUS/(DEFICIT) (\$1,710,503)

PROJECTED UNENCUMBERED YEAR END GF CASH BALANCE

\$ 10,645,457

FINANCIAL POLICY AMOUNTS

	Minimum	Proj. Balance	Over/(Short)
Minimum Reserve Balance GF (Resolution 002-2014 16.7% of Budget Expenses)	\$ 4,750,432	\$ 10,645,457	\$5,895,025
GF Rainy Day Reserve Account #10000000-818002 (up to 5% prior year revenues)	\$ 1,000,000	\$ 1,000,000	\$0
Self Insurance Fund #6060	\$ 1,000,000	\$ 776,556	(\$223,444)

MONITORING INTANGIBLE / ANTICIPATED ITEMS

LIKELY

POSSIBLE

GENERAL FUND

Revenue Differential + / (-)

Expense Differential + / (-)

Fund Subsidies + / (-)

Unbudgeted Projects

BUDGETED YEAR END GF CASH BALANCE (excludes rainy day reserve)

2018

\$ 10,645,457

**CITY OF FINDLAY
OPEN PROJECTS AS OF APRIL 30, 2018**

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
31942400	DOWNTOWN REVITALIZATION	3,899,564	3,451,586	439,469	8,509
31948200	OHIO 629 - MARATHON	250,000	-	-	250,000
31955300	ROWMARK 629 ROADWORK	100,000	1,516	2,234	96,250
31960100	CITY FIBER LOOP INSTALLATION	958,000	375,079	462,194	120,727
31961700	WOOD SHOP ROOF REPLACEMENT	20,000	-	20,000	-
31961900	16/17 EMORY ADAMS IMPROVEMENTS	30,000	23,937	5,981	82
31965000	VOIP PHONE SYSTEM	130,000	106,057	14,019	9,924
31965800	SILT COLLECTOR @ RESERVOIR	355,000	355,000	-	-
31966700	TYLER CASHIERING IMPLEMENTATION	38,500	18,075	20,310	115
31966800	2017 ORC PD REQUIRED TRAINING	39,556	-	-	39,556
31970200	APEX RADIOS FOR PATROL	180,000	166,752	13,096	152
31970300	FFD #3 FACILITY UPGRADE	25,000	-	-	25,000
31970600	2017 GIS UPGRADE	10,000	-	10,000	-
31970700	GIS ENHANCEMENT STUDY	29,500	21,402	3,098	5,000
31971100	PARKER BLDG SIDING & INTERIOR	28,000	20,587	6,660	753
31971400	2017 COOPER PARK IMPROVEMENTS	5,000	-	5,000	-
31971500	2017 SWALE PARK IMPROVEMENTS	5,000	-	-	5,000
31971600	2017 RIVERSIDE PARK IMPROVEMENTS	20,000	15,674	4,000	326
31971800	2017 EDE PARK IMPROVEMENTS	10,000	373	-	9,627
31972000	2017 SWALE LOT & WALK PATH	70,000	40,245	9,755	20,000
31972500	FOOTBALL BLDG POWER	15,000	4,842	-	10,158
31972600	17/18 CEMETERY FOUND & GROUNDS	10,000	-	8,000	2,000
31972700	MANLEY BLDG LEAN-TOS	20,000	15,298	4,630	73
31972900	SALT BARN STRUCTURE	30,000	-	-	30,000
31976400	2017 FFD STATION 2 UPGRADES	23,000	23,000	-	-
31976600	RESERVOIR PARKING LOT	15,000	-	-	15,000
31976900	2017 CRISIS INTERVENTION TRAINING	5,103	179	50	4,875
31977400	FIRE ENGINE PURCHASE 2017	463,000	-	446,712	16,288
31977900	PUBLIC SAFETY SOFTWARE SYSTEM	725,000	379,963	247,543	97,494
31978000	PD QUICK RESPONSE TEAM	87,500	21,365	66,135	-
31978200	HP GRANT 2017	8,383	-	5,785	2,598
31980300	BLANCH RVR GREENWAY TRAIL	20,000	-	-	20,000
31980800	ORC PD REQUIRED TRAINING	29,320	25,613	2,025	1,682
31982700	RIVERSIDE PARK COURT CONVERSION	50,000	-	40,770	9,230
31982900	CUBE RUBBER FLOORING	62,000	-	46,169	15,831
31984200	GIS SOFTWARE REPLACEMENT	40,000	-	-	40,000
GENERAL FUND PROJECTS		7,806,426	5,066,542	1,883,636	856,248
32542300	OIL DITCH CLEANING	20,000	-	-	20,000
32549500	HOWARD RUN DITCH CLEANING	2,000	-	750	1,250
32556000	B4 & B6 SEWER SEPARATION PH 1	21,500	17,599	3,004	897

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED INCEPTION TO DATE	EXPENSED INCEPTION TO DATE	PENDING PURCHASE ORDERS	AVAILABLE TO SPEND
32556100	B4 & B6 SEWER SEPARATION PH 2	129,000	15,303	49,724	63,973
32842500	BLANCHARD/6TH TRAN ALT PLAN	25,000	9,500	15,000	500
32852700	W SANDUSKY/WESTERN AVENUE	190,000	15,299	1,265	173,436
32852800	E SANDUSKY/BLANCHARD INTERSECTION	20,000	-	-	20,000
32852900	LIMA/WESTERN INTERSECCION	185,000	50,658	-	134,342
32863400	W BIGELOW/NORTHGATE INTERSECTION	125,000	39,092	44,220	41,688
32863700	TIFFIN TRAFFIC POLES PH 1	75,000	75,000	-	-
32864600	CR212/CR236 WIDENING	140,000	69,227	66,216	4,558
32870500	CITYWIDE PAVEMENT ASSESSMENT	99,000	93,562	-	5,438
32870800	17 STREET PREV MAINTENANCE	500,000	499,023	250	727
32871700	N MAIN/FFD 2 SIGNAL	75,000	16,088	10,120	48,792
32871900	TIFFIN AVE POLES PH2	75,000	65,905	-	9,095
32872100	S MAIN/LINCOLN INTERSECTION	125,000	-	-	125,000
32872800	S MAIN/MAIN CROSS INTERSECTION	125,000	-	-	125,000
32873100	S MAIN/ SANDUSKY INTERSECTION	125,000	-	-	125,000
32875600	2017 STREET RESURFACING	1,500,000	1,407,220	65,797	26,983
32875700	WASHINGTON AVE DRAINAGE	15,000	7,932	746	6,322
32875900	PARK STREET REHAB	258,000	94,651	143,765	19,584
32876000	BLANCHARD/LINCOLN LIKE LANE	126,500	289	-	126,211
32876300	ODOT FY 18 RESURFACING	800,000	405	718,599	80,997
32880100	2018 STREET RESURFACING	10,000	2,892	-	7,108
32880800	2018 STREET PREV MAINT	250,000	1,169	162,377	86,454
32882100	TRAFFIC SIGNAL UPGRADES 2017	112,500	-	108,576	3,924
SCM&R FUND PROJECTS		5,128,500	2,480,815	1,390,407	1,257,277
35250600	AIRPORT DRAINAGE IMPROVEMENTS	145,750	6,259	2,141	137,350
AIRPORT FUND PROJECTS		145,750	6,259	2,141	137,350
35575100	CR300 DRAINAGE	160,300	9,186	117,385	33,729
35577600	HOWARD ST SEWER SEP PH 1	50,000	-	29,500	20,500
35577800	HUNTERS CREEK EMERG STORM	85,000	71,198	13,803	-
35580600	2018 ANNUAL DITCH MAINT	25,000	-	-	25,000
35580900	2018 STORMWATER MGT	25,000	-	-	25,000
35584300	N BLANCHARD ST STORM REPLACE	190,000	77,224	75,277	37,499
35641900	BRANDMAN SEWER & CSO	335,000	65,922	255,286	13,792
35674400	2017 SEWER LINING & MANHOLE	442,000	320,794	87,261	33,945
35674500	LTCP EVALUATION STUDY	220,000	159,969	31	60,000
35674900	SEWER PARKING LOTS	38,000	15,040	-	22,960
35675000	SANITARY SEWER CR 212	45,000	6,294	1,706	37,000

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
35675200	HIGH ST SEWER REPLACEMENT	20,000	4,241	1,851	13,908
35675300	EAST & FRONT CSO ELIMINATION	82,738	732	62,070	19,936
35675400	SEWER FLAP GATE PROJECT	128,485	1,038	98,668	28,780
35675500	DISTRIBUTION DR SAN SEWER	94,530	834	74,530	19,166
35677700	WASHINGTON PARK SANITARY	45,000	534	13,366	31,100
35680200	2018 SEWER LINING & MANHOLE	20,000	-	-	20,000
35680500	2018 ANNUAL CSO LTC	25,000	-	-	25,000
35681100	2018 ANNUAL SEWER TELEVISIONING	20,000	-	-	20,000
35681200	WPC UV SYSTEM REPLACEMENT	20,000	-	-	20,000
35681500	WPC CLARIFIER 1 & 2 REHAB	20,000	-	4,000	16,000
SEWER FUND PROJECTS		2,091,053	733,004	834,734	523,314

35710800	WATERLINE EXT TO LANDFILL	364,000	357,873	3,533	2,593
35741400	BLANCHARD RVR/STANFORD W/L	25,000	10,861	1,130	13,009
35754100	RAW WATERLINE/TRANSFER STATION	210,000	132,540	70,350	7,110
35756300	WTP RETAINING WALL	232,173	229,250	-	2,923
35762600	WESTMOOR RD WATERLINE REPLACE	280,000	229,860	19,274	30,866
35773400	RESERVOIR OVERFLOW DESIGN	15,000	-	-	15,000
35773500	S MAIN WL REPLACE (OLIVE-TR145)	198,140	183,917	8,657	5,566
35773600	DAVIS W REPLACE (BOLTON-CORY)	110,100	76,509	25,189	8,403
35773700	HEATHER WL REPLACE (GLEN - GLEN)	108,130	73,377	26,394	8,360
35773800	WOODSIDE DR WL REPLACE	96,000	81,699	8,833	5,468
35774000	VINCENT WL REPLACEMENT	391,420	256,109	102,608	32,703
35774300	TR215 WATERLINE EXTENSION	411,575	321	381,575	29,679
35774700	W DIST SYS ANALYSIS ASSESSMENT	45,000	22,550	22,450	-
35775800	RESERVOIR 1 RAMP REPAVING	20,000	-	-	20,000
35776100	WTP UNDER UTILITY CAPACITY	20,000	4,535	465	15,000
35777500	DEER LANDING WL OVERSIZING	55,000	-	55,000	-
35780400	SANDUSKY W/L TO DOLD	20,000	1,485	6,139	12,376
35780700	CONCORD WL REPLACEMENT	20,000	233	50	19,717
35781000	MILTON ST WATERLINE REPLACEMENT	20,000	131	50	19,819
35781300	SUMMIT ST WATERLINE REPLACEMENT	20,000	289	50	19,661
35781400	WOODWORTH WATERLINE REPLACEMENT	20,000	253	50	19,697
35781600	MERRIWEATHER WL REPLACEMENT	20,000	131	50	19,819
35781700	WTP HYPO CHLORIDE TANKS	200,000	-	-	200,000
35781800	WTP SCADA SYSTEM UPGRADES	25,000	-	-	25,000
35781900	WATER ASSET MGT OEPA MSTR	350,000	-	-	350,000
35782000	FISHLOCK AVE WATERLINE	30,000	1,504	200	28,296
35782200	UB OFFICE RENOVATIONS	10,000	-	-	10,000
WATER FUND PROJECTS		3,316,538	1,663,425	732,047	921,066

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CITY OF FINDLAY
CASH & INVESTMENTS AS OF APRIL 30, 2018

<u>AMOUNT</u>	<u>DESCRIPTION AND RATE</u>	<u>BANK/FIRM</u>
\$ 940,000.00	STAR OHIO @ 1.81%	
121,547.00	STAR OHIO @ 1.81%	
23,003,500.00	STAR OHIO @ 1.81%	
1,403,626.75	STAR OHIO @ 1.81%	
1,000,000.00	STAR PLUS @ 1.90%	
10,005,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
998,710.00	FFCB @ 0.800%	FIFTH THIRD BANK
999,485.95	FHLMC @ 0.850%	D A DAVIDSON
998,600.00	FHLMC @ 0.850%	HUNTINGTON BANK
1,002,320.00	FNMA @ 1.020%	KEY BANK
996,130.00	FFCB @ 0.890%	FIFTH THIRD BANK
999,580.00	US TREASURY @ 1.250%	KEY BANK
1,000,625.00	US TREASURY @ 1.250%	PNC BANK
1,000,300.00	FFCB @ 1.300%	HUNTINGTON BANK
995,429.69	US TREASURY @ 1.237%	HUNTINGTON BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 1.100%	WATERFORD BANK
1,999,040.00	US TREASURY @ 1.250%	D A DAVIDSON
999,120.00	FFCB @ 1.375%	HUNTINGTON BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.500%	CITIZENS NATIONAL BANK
986,640.00	US TREASURY @ 1.000%	D A DAVIDSON
996,895.93	FHLB @ 1.550%	HUNTINGTON BANK
1,970,880.00	US TREASURY @ 0.875%	KEY BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 1.200%	FIRST NATIONAL BANK
1,996,875.00	US TREASURY @ 2.000%	PNC BANK
986,484.38	US TREASURY @ 1.625%	HUNTINGTON BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 1.834%	FIRST FEDERAL BANK
<hr/>		
\$ 56,380,789.70	INVESTMENT TOTAL	
4,874,367.69	5/3 BANK ACCOUNT BALANCE	
220.79	ACCRUED INVESTMENT INTEREST	
<hr/>		
<u>\$ 61,255,378.18</u>	TOTAL CASH & INVESTMENTS	

UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)

GENERAL	\$ 10,682,457
SCM&R	228,609
SCM&R HIWAY	336,228
SEVERANCE PAYOUT RESERVE	479,305
AIRPORT	193,934
WATER	8,292,850
SEWER	8,096,984
STORMWATER	2,459,991
PARKING	14,736
CIT ADMINISTRATION	614,008
CIT CAPITAL IMPROVEMENT	5,783,806

CITY OF FINDLAY
BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF APRIL 30, 2018

\$15,310,032.58	General Fund
1,000,000.00	General Fund Restricted Rainy Day
2,102,233.83	General Fund Projects
1,025,331.41	SCM&R Fund
1,647,235.09	SCM&R Fund Projects
7,154.81	County Permissive License Fund
277,818.26	State Highway Fund
589.57	Law Enforcement Trust Fund
1,537.00	Drug Law Enforcement Trust Fund
266,788.13	ID Alcohol Treatment Fund
59,013.40	Enforcement & Education Fund
356,002.49	Court Special Projects Fund
83,436.96	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
105,061.53	Alcohol Monitoring Fund
105,225.79	Mediation Fund
141,001.04	Electronic Imaging Fund
20,454.25	Legal Research Fund
426,376.01	Severance Payout Fund
551,148.34	Debt Service Fund
28,228.65	CR 236 TIF Fund
421,861.31	Municipal Court Improvement Fund
456,497.59	Airport Fund
139,491.25	Airport Fund Projects
10,356,618.08	Water Fund
831,768.07	Water Fund Restricted
1,560,464.44	Water Fund Projects
7,515,090.11	Sewer Fund
5,170,410.70	Sewer Fund Restricted
1,363,535.67	Sewer Fund Projects
18,804.19	Parking Fund
-	Parking Fund Projects
14,958.23	Swimming Pool Fund
-	Swimming Pool Fund Projects
24,001.30	Internal Service Central Stores Fund
784,904.60	Internal Service Workers Comp Fund
928,065.10	Internal Service Self Insurance Fund
4,351,638.44	CIT Fund
1,629,738.31	CIT Fund- Restricted Capital Improvements
-	CIT Fund-Restricted Flood Mitigation
143,740.70	Police Pension Fund
143,740.70	Fire Pension Fund
10,989.30	Unclaimed Monies Fund
82,774.83	Tax Collection Agency Fund
1,425,203.02	Cemetery Trust Fund
157,002.94	Private Trust Fund
192,073.07	Guaranteed Deposits
1,965.56	Special Assessments Pavements Fund
1.18	Special Assessments Sidewalks Fund
-	Special Assessments Sidewalks Fund Projects
13,260.79	Special Assessments Storm Fund
<u>\$61,255,378.18</u>	TOTAL CASH & INVESTMENTS



TREASURER'S OFFICE

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Findlay, OH 45840-3346
Telephone: 419-424-7107 • Fax: 419-424-7866
www.findlayohio.com

SUSAN JO HITE
CITY TREASURER

Treasurer's Reconciliation for April 30, 2018

TREASURER

Fifth Third Initial Balance	4,023,680.91
- Withdrawals ()	(7,593,585.73)
+ Deposits	9,231,916.55
Ending Balance	5,662,011.73
- Outstanding checks ()	(790,763.09)
Deposit in Transit	3,159.05
Bank Error	(40.00)
Treasurer's Checking Bal	4,874,367.69
Investment Principal	56,380,789.70
Accrued Bond Interest	220.79
Treasurer's Total Cash and Investments	61,255,378.18

AUDITOR

Auditor's Checking Bal	4,874,367.69
Investments	61,255,378.18

Respectfully submitted,

Susan Jo Hite
Treasurer

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, June 14, 2018 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

ITEMS TABLED AT THE MAY 10, 2018 MEETING

APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

NEW ITEMS

- 1. PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**
- 2. PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family.**
- 3. PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods At Hillcrest 9th-11th Addition.**
- 4. APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, May 10, 2018 - 9:00 AM

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT: Jackie Schroeder
Dan Clinger
Brian Thomas
Dan DeArment

STAFF ATTENDING: Judy Scrimshaw, Development Planner
Todd Richard, Zoning Inspector
Jeremy Kalb, Engineering Project Manager
Matt Cordonnier, HRPC Director
Matt Pickett, Fire Prevention
Don Rasmussen

GUESTS: Dan Stone, Erik Adkins, Tom Shindeldecker, Dennis Heldman, Todd Jenkins, Lou Wilin, James Rizzo, Jason Dufour, Amy Follrod, J. Jeanne Wasbro, Jackie Rothenbuhler, Kathy Carte, Carol J. Reed-Tarney, Barbara Lee, Patti Brinkman, Terry Shank, Angie Shaferly, Trudy LeMire, Jennifer Bates, Matt Dysinger, Margaret Flemion, Tim Arnold, Jodi Mathias, Precia Stuby, Jacob Mercer, John Kissh, Blake Nichols, Mathias Leguire

CALL TO ORDER

ROLL CALL

The following members were present:

Jackie Schroeder
Dan Clinger
Brian Thomas
Dan DeArment

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of April 12, 2018. Brian Thomas seconded. Motion carried 4-0-0.

At this time Acting Chairman, Brian Thomas, stated that there appears to be a large group in the audience that he believes is here for Item #4, the Conditional Use on Manor Hill. He would like to move Item #4 to the bottom of the agenda to allow the other applicants to leave if they so wish before that discussion.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone 118 Center St, Findlay from R-3 Single Family High Density to R-4 Duplex/Triplex.

General Information

This request is located on the north side of Center Street just east of N. Main Street. It is zoned R-3 Single Family High Density. To the west is zoned C-2 General Commercial. To the east is zoned M-1 Multiple Family and to the north and south is R-3 Single Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

Parcel History

This parcel is the site of a three unit residential structure.

Staff Analysis

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex in order to sell the property as a legal use.

Prior to the zoning code changes in 2012, this area was zoned C-Residential. This district would allow for anything single through multiple family. City Zoning records show the structure as a legal duplex existing prior to zoning in 1955. In 1989, the owner participated in the CRA (Community Reinvestment Area) program and checked “dwelling not containing more than 2 family units” on the application. Sometime after that a third unit must have been added and there is no record of the change to a triplex.

Staff is favorable of the change for this parcel to R-4. If the commission agrees to allow the structure to become a legal triplex, then a change of use permit will have to be obtained from the zoning office. If not, the building would have to convert back to a duplex.

Staff Recommendation

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone 118 Center Street from R-3 Single Family High Density to R-4 Duplex/Triplex subject to:**

- **CPC approval to allow a triplex**
- **Owner obtains change of use permit from zoning**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone 118 Center Street from R-3 Single Family High Density to R-4 Duplex/Triplex.

- CPC approval to allow a triplex
- Owner obtains change of use permit from zoning

DISCUSSION

Dan Clinger asked Judy Scrimshaw why the adjacent property had been made M2. Ms. Scrimshaw stated that that was all that the city had at the time prior to the updated zoning. Dan DeArment asked if the staff had some concern with parking and noted that there appeared to only be five spaces available. Ms. Scrimshaw stated that the property does not meet the requirement for parking. Matt Cordonnier said that when the applicant files the change of use they will have to show that they can meet the parking requirements for a triplex. If those requirements are not met, the applicant would have to go to the BZA for a variance.

MOTION

Jackie Schroeder made a motion to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone 118 Center St, Findlay from R-3 Single Family High Density to R-4 Duplex/Triplex subject to:

- Owner obtains change of use permit from zoning department

2nd: Dan Clinger

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

2. ALLEY/STREET VACATION PETITION #AV-03-2018 filed to vacate a portion of Carroll Street on the south side of 825, 831 and 841 Hawthorne Road, Findlay.

HRPC

General Information

This request is located off the south of Hawthorne Road. The area is zoned R-1 Single Family Low Density. It is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Large Lot.

Parcel History

None

Staff Analysis

The applicant is requesting to vacate a portion of a 50' wide unimproved right of way of Carroll Street. The street exists only on paper.

The portion to be vacated is just east of another unimproved portion of a street (Benton Street) which runs south from Hawthorne Road. It runs east from Benton Street across the rear of 825, 831 and 841 Hawthorne Road. The rest of Benton Street which was platted continuing south, was vacated long ago and the east half is now a part of the property owned by the Leguires' to the south and the west half belongs to the City of Findlay.

The property owners on Hawthorne Road have signed the petition but the owner of 830 E. Sandusky Street, Matthias Leguire, who abuts the south side, has not. The vacation process can still move forward, but the applicants must pay for advertising (six consecutive weeks) and a public hearing if all abutting owners have not signed.

Staff Recommendation

HRPC Staff recommends **that Findlay City Planning Commission recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2018 filed to vacate a portion of Carroll Street on the south side of 825, 831 and 841 Hawthorne Road, Findlay.**

- **Provided all property owners are in agreement with the vacation.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **that Findlay City Planning Commission recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2018 filed to vacate a portion of Carroll Street on the south side of 825, 831 and 841 Hawthorne Road, Findlay.**

- **Provided all property owners are in agreement with the vacation.**

DISCUSSION

Mr. Clinger asked about the previous time this issue came up if the alleys were the only things vacated. Ms. Scrimshaw stated that she believed they did vacate the alleys and Benton St. north and south. She said the right-of-way street is vacated now along with the alleys in between. Ms. Scrimshaw noted that it doesn't look like this all shows on the Auditor's site when we did the photos.

Mr. Clinger asked if Benton St. had been vacated from Carroll St. south. Ms. Scrimshaw stated she could not remember for sure. Ms. Scrimshaw asked Don Rasmussen if he could recall. Mr. Rasmussen said he thinks it was.

Mr. DeArment asked if Matthias Leguire refused or wasn't available to sign. Mr. Cordonnier stated that he had a letter from Mr. Leguire that he was asked to read. Mr. Leguire's letter stated that he, his wife, and their six children object to the vacation. He stated that when they purchased the house, they liked the aerial view of the property due to the unimproved right-of-way roads of Benton St., Carrol St., and Decker Ave. He said they requested a vacation of the roads that they had no use for and didn't include Carroll St. because they didn't want to lose access and the opportunity to build using that street as their home address. Mr. Leguire stated that while he was uncertain of the time frame, he was certain that he wanted to construct a future residence on the northeast corner of the property with a Carroll St. address. He stated that he thought this may take a while before construction can commence. Mr. Leguire stated that they required that none of Carroll St. ever be vacated that borders the property. He said that they were prepared to divide up the back portion of the property amongst themselves and their children if necessary for a majority vote regarding Carroll St. never being vacated. Carroll St. is an unimproved public right-of-way off of Benton St. accessed by Hawthorne Ave. Mr. Leguire stated that they regularly use this access to north end of their property. He said that after they refused to sell some of their property to Christopher Neely and Greg Mohr at 841 Hawthorne Ave., they have dealt with the Findlay Police Department being called on them for driving through their own yard in addition to calling the N.E.A.T Police for not living up to their landscaping standards. Mr. Leguire suggested that both Neely and Mohr have connections to the local government that have given them more power and influence over decisions made – particularly Phil Rooney, who is the chairman of the variance board. He stated that Rooney voted against his variance request due to a letter read from Greg Mohr and ultimately voted against the variance request in favor of his friend's request. Mr. Leguire stated that his family will never move from this location and that their will states that the property will always remain within their family. He asked that the Planning Commission vote against the vacation.

Mr. Clinger asked what would drive the city to develop those streets in the first place. Mr. Cordonnier said that the city would not develop the streets, but a private entity could and then would construct the street and have them dedicated and turned into public right-of-ways at their cost. Mr. DeArment asked if they currently have a house. Ms. Scrimshaw said the house is on Sandusky Street.

Mr. Cordonnier requested the Planning Commission speak into the microphones as it is a public meeting. Mr. Clinger made a motion to table this item until there is ownership consensus. Ms. Scrimshaw asked Mr. Rasmussen if that's something that can be done. She stated that there is a process even without the signature. Mr. Rasmussen said they should just go through the alley vacation process. Mr. Cordonnier said that if there is a dissenting property owner, those requesting the vacation must have six advertisements in the local newspaper over a six week period and then the issue is ultimately decided on by City Council. Mr. Clinger asked what the advertisements would do. Mr. Rasmussen said that it would put all the abutting property owners on notice so they have a right to come to the meeting. It will get three readings at Council and then the final reading would be the vote from Council to approve or deny. Mr. Clinger moved to rescind his previous motion.

MOTION

Dan DeArment made a motion to recommend **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2018 filed to vacate a portion of Carroll Street on the south side of 825, 831 and 841 Hawthorne Road, Findlay.**

2nd: Dan Clinger

Mathias Leguire came up and asked if he were a big business and wanted to put homes back there if they would vote it down. Mr. Clinger said that he would need a final plat in order to do that. Mr. Leguire said they haven't done that yet as they have only lived there two years but he does intend to build. He said that he doesn't understand why this is happening if he is opposed to this and he is a majority owner since he owns more property. Ms. Scrimshaw stated that it goes by frontage and he has the exact same amount as the others do. Mr. Leguire asked if this went to Council and he served as one vote and there are three in total if that seemed to make sense. Brian Thomas said he did not get a vote. Mr. Leguire explained ownership of the properties on the north side. Mr. Leguire pointed out that no one else neighboring is at this current meeting and that should be taken into consideration when making a decision. Mr. Thomas stated that this is only a recommendation to Council and nothing more. He said this is to recommend either approval or denial and then it's up to Council to decide. Mr. Leguire said that Planning Commission now gets a vote too. Mr. Thomas stated that that was correct but regardless it still must go through Council for review. Mr. Leguire asked what Mr. Thomas' vote was. Mr. Thomas said the current motion was to approve the vacation. Mr. Leguire asked for the reasons of each Planning Commission member to approve the vacation when he is here saying please do not. Mr. DeArment said they are letting the process play out. Mr. Leguire asked if there was still a process with denying the vacation. He asked for the reasons for approval from each member, again. Mr. Clinger said that there is no proposed subdivision plat for that area and there's nothing to indicate that the streets are to be developed. Mr. Leguire stated that Mr. Cordonnier just read a letter from him stating he intends to develop. He asked again for the reasons for approval if anyone was in favor. Jackie Schroeder said it has not yet been voted on and they wanted to let this play out in a larger forum. Mr. Leguire said no one had answered his question. Mr. Thomas stated that a vote had not yet been taken and that he doesn't yet know the vote. Mr. Leguire asked Mr. Thomas to tell him how he would be voting because this is his chance to ask some questions. Mr. Thomas said he is not in favor of the vacation and if he would let him vote, he would vote no. Mr. Leguire said he's not there to prevent anyone from voting but he wants some answers as to why someone would vote in favor of the vacation. Mr. Thomas said based on his past experiences, they vote to approve when all the adjoining property owners sign it and that is not the case currently.

Ms. Schroeder asked if the property owners on Hawthorne could take this through the same process if this is voted down. Mr. Rasmussen asked for clarification. Mr. Thomas said that he believed the question is if the process was the same if this is voted down. Mr. Rasmussen said it would be.

Mr. Clinger said it has been indicated that the property is within the hundred year flood plain. He asked Todd Richard how much of the area is within the flood plain. Mr. Richard stated he believed almost all of the area is in the flood plain but said one could still build within the flood plain. Mr. Rasmussen said that if the vacation does go through, each property owner picks up twenty-five feet. It doesn't just close the north/south right-of-way. Mr. Leguire said it would still close Carroll St. which is the address they would use when they develop. He said he knew he was putting the road in at his own expense but he didn't really think it would get to a point where he would have to get this done right now. He said he just got the letter in the mail which stated that the vacation was being voted on. Mr. Leguire said he still does not intend to build this year but still needs that access point available for that development. He said his property is land locked except for that access point. Ms. Scrimshaw asked if Mr. Leguire requested the vacation from Benton St. Mr. Leguire said he had along with Decker and the alleys. He said he had everything vacated that he had no intent of using. He said he didn't sign on the vacation because he still intends to use Carroll St. He said that northwest portion of his property has the highest elevation and is the farthest away from Lye Creek so it makes sense to develop that portion of the property.

Mr. Clinger asked if the property to the south of Carroll St. and to the west of Bentley was owned by the City. Ms. Scrimshaw said to the west, yes. Mr. Cordonnier asked Ms. Scrimshaw if the applicants provided any reasons for the vacation. Ms. Scrimshaw said they did not.

Mr. DeArment asked if Mr. Leguire would be landlocked if this vacation were approved. Mr. Leguire said he would not be able to use Carroll St. as their residence.

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

3. ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds.

HRPC

General Information

This request is located off the west side of Fishlock Avenue. The area is zoned R-2 Single Family Medium Density and Parks. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

None

Staff Analysis

The applicants are requesting to vacate E. Lincoln Street running west from Fishlock Avenue to the County Fairgrounds.

All abutting owners have signed the petition. This portion is used for access to structures owned by both parties. Each will obtain 30' of the right-of-way which is more than enough for either to use as access.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds.

- Provided all property owners are in agreement with the vacation.

ENGINEERING

There is a 6-inch Waterline running on the north side of E. Lincoln St. An easement will be needed for the waterline.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds.

DISCUSSION

Mr. Cordonnier said that if the alley is vacated, the parcel on the north side that abuts the fairgrounds would not have any frontage. One of the recommendations for approval is that these two lots are combined. The same person owns both. That way, the property is not landlocked if it is ever sold.

MOTION

Dan Clinger made a motion to recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-04-2018 filed to vacate a portion of E Lincoln Street west of Fishlock Avenue to the Hancock County Fairgrounds subject to the following conditions:

- Property owners are in agreement on vacation
- Lots are combined

2nd: Jackie Schroeder

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

5. APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven’s Subdivision.

HRPC

General Information

This project is located on the north side of US 224 east of CR 236. It is zoned C-2 General Commercial. To the north, south and east is also zoned C-2. To the south is zoned PUD (Planned Unit Development) in Marion Township. 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 lot is currently the site of Family Farm and Home and an office business.

Staff Analysis

The applicant proposes to split off the eastern vacant portion of Lot 1 into a separate parcel.

White the lot will have road frontage, the detention pond for the subdivision takes up most of that. ODOT would not permit a separate curb cut here and there is already a shared access, cross access agreements and shared parking agreements recorded for the original subdivision.

The proposal meets the general criteria for subdividing the land.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.**

ENGINEERING

An access easement is needed to use the existing drive on Tiffin Ave

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.**

- **An access easement is recorded to allow access to Tiffin Ave.**

DISCUSSION

Mr. DeArment asked if both lots could still share the storm water retention pond. Ms. Scrimshaw said the pond was designed for the whole lot so there shouldn't be any issues. Mr. Cordonnier said if and when they submit a site plan that would be one of the issues they would have to address.

MOTION

Dan DeArment made a motion to **approve APPLICATION FOR FINAL PLAT #FP-05-2018 for a Replat of Lot 1 of DeHaven's Subdivision.**

2nd: Jackie Schroeder

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

6. APPLICATION FOR SITE PLAN REVIEW #SP-08-2018 filed by MITEC Powertrain, 4000 Fostoria Avenue, Findlay for a 54,180 square foot addition to the existing facility.

HRPC

General Information

This project is located on the north side of Fostoria Avenue. It is zoned I-1 Light Industrial. Properties to the east and west are zoned I-1 Light Industrial. Properties to the south are zoned C-2 General Commercial and MH Mobile Home. The City of Findlay Land Use Plan designates the project property as I-1 Light Industrial.

Staff Analysis

MITEC proposes to construct a 54,180 square foot addition to the existing facility.

The proposed addition meets the building setback regulations. Staff was unable to determine if the proposed addition meets the height standards, please submit building elevations.

No additional parking is proposed because they will exceed parking standards.

No additional landscaping or screening is required because the adjacent properties are also zoned I-1.

The project is not located within a floodplain. They are not requesting any new or additional curb cuts onto Fostoria Avenue.

Staff Recommendation

HRPC Staff recommends approval of the APPLICATION FOR SITE PLAN REVIEW #SP-08-2018 for a building addition at 4000 Fostoria Ave, Findlay subject to:

- **Providing building elevation showing the proposed height.**

ENGINEERING

Access – Will be using the existing access from Fostoria Ave.

Sanitary Sewer – The proposed sanitary service will connect into the existing sanitary sewer on the north side of the Fostoria Ave. Due to the high levels of Hydrogen Sulfide in the existing sanitary sewer, the City advises the developer to use some kind of manhole lining, such as SpectraShield, to protect against deterioration.

The existing Sanitary Sewer is a concrete sewer that has been previously lined. Due to the condition of the pipe there may not be a good point to tie into with the Manhole Kor-n-Boots. The City will allow to use a doghouse manhole to make the tie in, but a manhole liner must be used.

Waterline – No Proposed Waterline.

Stormwater Management – Detention for the development will be provided by the existing regional retention pond

MS4 Requirements –

Since the site is located within the City of Findlay corp. limits, the site must comply with the City of Findlay’s MS4 requirements.

General

- Look at using a manhole liner to protect the manholes from H2S.
- A doghouse manhole can be used with conjunction of a manhole lining.

Recommendations:

Conditional approval of the site plan subject to the following conditions:

- City will need to know how the sanitary sewer is going to be tied into the existing line.

The following permits may be required prior to construction:

- Sanitary Tap Permit

FIRE PREVENTION

If setbacks allow, provide a 25 foot access drive around the proposed addition.

Eliminate the parking spaces in front of the access drive at the northeast corner.

If a fence is installed, allow access for emergency purposes.

DISCUSSION

Judy Scrimshaw noted that she does have the elevations for the site. She was on vacation and Mr. Cordonnier wrote up the review. She must have failed to give him that sheet.

Ms. Schroeder asked Dan Stone where the drainage for the site goes. Mr. Stone said there is a large ditch that drains west to a regional retention facility that goes to storm sewer along TR 12.

Mr. Clinger asked Mr. Stone if there is truck access on the east side of the addition. Mr. Stone said there is not and the only truck access would be over on the west side. There are currently some overhead doors here. He said they worked with the owners on their truck turns. Mr. Clinger asked if the trucks would have to go around the building to gain access. Mr. Stone said they would not.

MOTION

Dan DeArment made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-08-2018** filed by **MITEC Powertrain, 4000 Fostoria Avenue, Findlay** for a **54,180 square foot addition to the existing facility subject to the following conditions:**

- **City will need to know how the sanitary sewer is going to be tied into the existing line. (ENG)**
- **If setbacks allow, provide a 25 foot access drive around the proposed addition. (FIRE)**
- **Eliminate the parking spaces in front of the access drive at the northeast corner. (FIRE)**
- **If a fence is installed, allow access for emergency purposes. (FIRE)**

2nd: Jackie Schroeder

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

7. APPLICATION FOR SITE PLAN REVIEW #SP-09-2018 filed by Allen Township Trustees, PO Box 247, 12829 SR 613, Van Buren, OH for a Fire Department building and pavement to be located at 3944 CR 220, Findlay.

HRPC

General Information

The project is located in Allen Township on the east side of County Road 220 near the intersection of CR 220 and CR 216. The parcel and surrounding parcels are unzoned. The project is being review by the Findlay City Planning Commission because the project will utilize City Water and Sewer.

Staff Analysis

The project is being reviewed as if it were located in the City of Findlay and utilizes the Findlay Standards for a site plan.

The proposed fire station meets the setbacks and height standards.

The applicant should work with the County Engineer to work with any issues with the curb cuts on the property.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-09-2018 filed by Allen Township Trustees, PO Box 247, 12829 SR 613, Van Buren, OH for a Fire Department building and pavement to be located at 3944 CR 220, Findlay.

ENGINEERING

Access – Will be using the existing access from County Road 220.

Sanitary Sewer – The proposed sanitary service will connect into the existing sanitary sewer service on the east side of the side. That service has not been used in several years, it is advised to camera the lateral to ensure it is in working condition before using it for an active lateral.

Waterline – The plans propose a new 1-inch waterline service to come of the existing 16-inch water main that is running on the west side of CR 220.

Stormwater Management – The site is not located within the City of Findlay so the any approval would need to come from Hancock County.

MS4 Requirements – The site is not located in the City of Findlay, so the project will not be required to comply with the City of Findlay’s Erosion and Sediment Control Ordinance.

Recommendations:

Approval of the site plan.

The following permits may be required prior to construction:

- Sanitary Reconnect Permit
- Storm Tap Permit
- Waterline Tap Permit

FIRE PREVENTION

No Comment

DISCUSSION

Mr. Clinger asked if a site development plan would be submitted later and if they would need more than a one-inch water line for filling tankers. Mr. Stone said there is only a single bay and they want to get firetrucks south of the tracks so they can access the southern part of Allen Township. He said if they need more water, there are hydrants right there. The waterline will strictly be for the restroom in the building. Mr. Clinger said that if they needed to fill a tanker, the hydrant is available. Mr. Stone said that is correct.

Mr. DeArment asked if the ten feet setback from the property line met the setback requirements. Mr. Stone said the reason it is where it is now is ideally to improve truck maneuverability and to keep that off the road to prevent blocking traffic. Mr. DeArment asked what the setback requirement would be if this project were occurring in Findlay. Ms. Scrimshaw said it would probably be 30 feet. Mr. DeArment said that the statement suggesting the proposed fire department meets setback requirements is incorrect. Mr. Cordonnier said he thinks a fire station can be located in many different districts. Mr. DeArment stated that he is okay with the fire station not meeting the setback requirement, but just wants to point out that it does not meet the requirement. Mr. Cordonnier said that situations where it is not in the City of Findlay may make a difference in the setback. Mr. DeArment said that he was fine with it.

MOTION

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-09-2018 filed by Allen Township Trustees, PO Box 247, 12829 SR 613, Van Buren, OH for a Fire Department building and pavement to be located at 3944 CR 220, Findlay.**

2nd: Dan DeArment

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

4. APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

HRPC

General Information

This request is located on the west side of Manor Hill Road south of Silverstone Drive and north of Bluestone Drive. It is zoned M-2 Multiple Family. Parcels to the north and south are zoned c-2 General Commercial. To the west is zoned MH Mobile Home District and to the east is zoned CD Condominium District. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial

Parcel History

This building was originally constructed as a restaurant. Most recently it was rezoned Multi-Family and approved by Planning Commission to be converted to an Assisted Living Facility in 2009. The facility was remodeled, but never opened.

Staff Analysis

The applicants wish to purchase this property and change the use to a licensed and accredited Residential Treatment Center.

The M-2 District lists Nursing and Convalescence Homes as a Conditional Use. A Convalescence Home is defined as a place where persons are housed or lodged and furnished with meals, and medical care. Staff interprets this definition to fit the use requested.

All Conditional Uses require Planning Commission approval.

The applicants are not proposing any structural changes to the property. There is more than ample parking available on the site.

Staff Recommendation

HRPC Staff recommends tabling the APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

ENGINEERING

No Comment

FIRE PREVENTION

If the Conditional Use is approved, apply for a change of use with Wood County Building Department.

STAFF RECOMENDATION

HRPC Staff recommends tabling the APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.

- **Applicant applies for Occupancy Permit though Wood County**

DISCUSSION

Mr. Clinger asked if there would be a presentation to explain how the treatment center would function. The applicants stated they did prepare a PowerPoint to present.

Justin Dufour said that he and his partner, James Rizzo, own Desert Cove Recovery, in Scottsdale, AZ. They are in the treatment industry for addiction – chemical dependency, substance abuse, basically any chemical, alcohol, drugs. They established Desert Cove five years ago and have thirty-five years of experience combined in the industry with Mr. Rizzo having around 20-25 years experiences in a variety of different avenues including treatment billing. Mr. Rizzo owns 9-11 treatment facilities around the country that do what they hope the proposed treatment facility will do.

Their mission was to serve their area and providing long-term treatment for drug and alcohol addiction. They also treat co-occurring disorders but do not treat primary co-occurring disorders meaning they do not treat mental health primary patients. They treat people with a chemical dependency as the primary. Their primary demographic is young adults in the 24 to 32 year old range and middle class since they are a private center that takes commercial private insurance and cash pay. They do not accept government contracts or Medicaid contracts. Patients have minimal criminal backgrounds and if they do the crimes are generally related to addiction. It might be theft or burglary. Something they were doing to keep their addiction going.

In Arizona, they are only an out-of-network provider but that isn't necessarily the case here. The levels of care they offer in Arizona include extended care. It is a model that consists of sober living homes, and treating patients at their office in Scottsdale under three levels of care. Partial hospitalization is the most comprehensive and has therapy all day. Intensive outpatient therapy is three hours a day that occurs in documented therapeutic groups – but there are other things including life skills, yoga, meditation, equine therapy, etc. that occur outside the three hours of documented therapy. They are with the clients 24 hours a day, but the actual documented therapy is a portion of their day. Outpatient level, which is less intensive, starts once the patient has undergone 45-60 days of treatment and is focused on reintegration back into the community. That includes going to outside 12-Step meetings, Narcotics Anonymous, Alcoholics Anonymous, and looking for school and jobs, and starting to volunteer. After care happens after the patient has graduated and occurs twice a week at night to keep an eye on their progress.

Their primary team consists of several people. Dr. Michael Carlton is the board certified addictionologist and is their medical director. Dr. Carlton helps to supports, assesses, and monitors patients that come in with depression and anxiety while undergoing treatment and recovery. Jane Mayor is an independently licensed clinical social worker. The primary therapists all have their Master's in therapy and often individuals in recovery too. The core group will have 6-8 clients and a primary therapist. The primary therapist meets in a group setting each day for two hours in addition to conducting individual therapy and informing family with clinical updates. They are licensed by the Arizona Department of Health Services and are also nationally accredited by JACO.

James Rizzo introduced himself as the 50% owner with Mr. Dufour. He has been in this industry since 1997. He ended up in Florida for treatment himself as an alcohol and substance abuser.

He went there in 1996 to get sober. He never had any intention of getting into this business, but after volunteering for a while he kind of felt a calling to this. He later moved to Arizona and opened a facility there in 2004. He eventually opened 11 facilities nationally.

Mr. Rizzo stated that the building on Manor Hill Rd. has been vacant for two years and is ideal for a residential treatment facility because of the layout and the fact that it has a kitchen, bedrooms, the space for group rooms and the parcel can be closed in and confined to keep residents in.

Mr. Rizzo said that this facility would allow them to keep their patients in one area for 24 hours a day for residential care. They intend to place a detox in the facility to monitor patients coming in that require any medically assisted detoxification. Mr. Rizzo stated that neither he nor Mr. Dufour subscribe to any medically assisted treatment platforms – meaning methadone, naltrexone, or suboxone maintenance programs. They believe in complete abstinence and group therapy. Patients coming to the facility would be there between 30 and 60 days. The facility would be treating people in Findlay and in surrounding areas such as Dayton, Toledo, Columbus, and rural areas nearby. They don't believe that anyone would come from out of state.

Jackie Rothenbuhler, the owner of Capitol City Athletics (the neighboring property to the north), which is a minor facility for gymnastics, tumbling, cheerleading. They have daytime open gyms, they do birthday parties on the weekends. She stated that their main concern is that they are a 24/7 full facility with kids and this proposed treatment center would be right next to their facility. Ms. Rothenbuhler said she felt the treatment center is a good idea but their facility is family-oriented and they want to raise the next generation and keep these kids involved in activities to avoid falling prey to the opioid epidemic that the patients are currently facing. She said there is no fence to divide the properties. She asked what kind of barrier there is if they do conduct any sort of outdoor therapy and what kind of safety is going to be put in place to protect the youth of Hancock County. Ms. Rothenbuhler said she was very concerned about the safety of the youth and families. She also mentioned that the bedrooms on that facility have balconies and outdoor exits and asked how they would ensure the safety of the kids. Mr. Dufour said the entire property would be fenced. He stated that the outdoor therapy that occurs in Desert Cove doesn't occur onsite. They generally take trips to neighboring cities or to hike. Mr. Dufour stated that outdoor therapy would not be occurring at that facility. He also mentioned that they were looking to remove the balconies and doors to prevent patients from leaving. He assured Ms. Rothenbuhler that they would be a self-contained facility as the clientele wish to have privacy during this time too.

Mr. DeArment asked if the balconies would be removed. Mr. Dufour said they hadn't gotten that far but they do not want to use those balconies so they are looking at either locking them up or removing them entirely. Mr. DeArment said that was a main concern for him and was reassured by them stating they would remove the balconies. Mr. Dufour said they wanted to also remove the blacktop in the back in favor of a grassy space to take clients out for brief periods of time. They will be putting up the appropriate fencing and privacy structures – and they would do that regardless of the neighbors. Mr. Rizzo said that they toured the facility for the first time yesterday. Tim and Amy (Realtors) have been doing most of the work. They have not yet purchased but John had toured it and felt it was a good fit. He said that they discussed eliminating the balconies yesterday. Mr. Rizzo stated that he has kids and understands Ms. Rothenbuhler's concerns so they were talking about putting up a perimeter fence and eliminating the blacktop in the back to create an area for the residents which would be fenced in as well. There is also a loading dock which they will not need.

Mr. Clinger asked about outpatients. Mr. Rizzo stated that they don't intend to have any outpatients. He said if they were to be doing outpatient, they would not mix the population and would get another office somewhere else for an aftercare component. Mr. Clinger said he thought the presentation suggested there would be outpatient. Mr. Rizzo said that there is a difference between the services provided in Arizona and in the proposed facility. He said there are regulations that would prohibit them from exposing any of the clients in this facility while they are being treated to any former clients.

Mr. DeArment asked if patients would be locked in or how that would work. Mr. Rizzo said they are not locked in but come on their own terms. Mr. Dufour said it is highly structured. He said if they are leaving and walking out of that imaginary fence, they are not complying with the program. So, if they leave the property, it is because they are saying that they are not wanting to stay.

Ms. Rothenbuhler said that is her issue with the proposed facility. No one can ensure the safety of the kids if the patients can leave willingly. She said they could easily walk in their front door or through the garage. She asked if she would need to have the Findlay Police Department on speed dial to ensure the safety of the athletes. Ms. Rothenbuhler stated she also has athletes from the University of Findlay that go there in the evening and early morning and was concerned she'd need to have someone monitoring the parking lot to make sure everyone is safely getting to their vehicles. She said the fact that they cannot restrict their patients from leaving is a major concern. Mr. Rizzo said he was addicted to alcohol, cocaine and heroin for 7 or 8 years and went to treatment in 1996. He went to college, he worked. He knows there is a stigma related to substance abuse. He wasn't that productive or involved with family while he was using. He has been pretty successful since he got sober. He's now married with 3 children in college. The people they are treating come from a similar background that he did. He came from a good Irish/Italian Catholic family with 7 brothers and sisters. No one knew that he was going to be getting loaded at 13 or 14 years old. In his years of doing this, he's never seen anyone harm a child or any other person. They have very, very few incidents where they have had to call the police. He said they've contacted the police on behalf of residents in the neighborhoods of the facilities when there's a concern but he has never known a case of anyone harming a child.

He said they are not dealing with mentally ill clients or sex offenders, but with ordinary addicts that may go out and shoplift to get money to get high. Mr. Rizzo said he can appreciate the concerns and they want to quell those concerns.

Kathy Carte, a resident of Manor Hill Rd., said she and her mother are against the conditional use permit. She said that her neighbors are intellectually disabled. A couple of years ago they noticed that someone else was staying there. A lady would come out every day and light a cigarette and then off she'd go. They asked the neighbors who she was and they said she was a friend. About a week later, they had to get their caregiver to escort her out. She had stayed there and ate up all their food, did as she pleased and took advantage of them.

Ms. Carte said the conditional use permit had to be requested because Manor Hill is not zoned for that type of business nor does she believe it should be. She said that Mr. Rizzo and his group is only concerned with making money. They have no concern or regard for what this business will do to the property values of nearby homes and how it will affect the lives of nearby residents. She said the area is made up of condo associations which house elderly residents, some who live alone, along with intellectually disabled individuals and vision impaired people. She said there are also businesses nearby, including Capitol City Gymnastics, which serves many children. The facility would serve many addicts from different counties and states. She feels that the facility would compromise the safety of people in the area by bringing this epidemic to the doorsteps of vulnerable residents and bringing more crime that comes with drugs. Ms. Carte stated she recognized that Hancock County has a major issue with drugs but feels there are more appropriate sites for this development that are not in residential areas. She asked that no exemptions be made for this development and that zoning remain as it is currently. Ms. Carte said that her elderly mother lives with her and fears for her safety as is and neither she nor her mother feel that this is an appropriate area of this facility. Ms. Carte suggested to go out on CR 140 near the DMV and find a site there.

Angie Shaferly, a neighbor at 1710 Manor Hill Rd., owns and operates Anhedonia, a medication assisted treatment facility. She has been operating in Findlay for over ten years doing opiate treatment specifically but does treat others as well. She said they do outpatient treatment. Mr. DeArment asked if this was the building south of the proposed development. Ms. Shaferly said it was the Rarey office building south of this site. She said she has been located there for a little over a year and has a lease there for two more years. She stated that they do intensive outpatient, counseling, family programming, aftercare programming, faith-based mentoring, etc. She said all of their patients are from within the community but can come from as far as 40 miles away but primarily the local counties. They go home to their families and jobs. Ms. Shaferly said having an outpatient facility and a residential facility side by side is concerning. She stated that there is already a great residential facility in town, Tree Line Recovery Center, but there are not many beds available and there is often a waiting list. That is not a good thing for someone that is in dire need of that service. She said she works with some treatment facilities in the Toledo area that have beds available for when people in our community need treatment. Ms. Shaferly said that it was a concern that the services are being extended beyond Findlay since Findlay is a small town and may not have the infrastructure to handle that whereas Toledo and larger areas have airports and facilities like that. She said she has some questions about where the referral sources would come from.

She said as far as the neighborhood, she is not aware of any issues that have occurred due to her treatment facility thus far. She said they try to remain low-key and quiet. Mr. DeArment asked how many patients she has each day. Ms. Shaferly said anywhere from 20 to 40 outpatient people depending on the day. Mr. Clinger asked Ms. Shaferly if she felt Desert Cove would be a complementary or more competitive business to hers. Ms. Shaferly said it would be complementary in a way that it provides different services than Anhedonia and they tend to work with Medicaid rather than private pay insurances, so competitively it would be different. She said competitively, they both treat addiction but again, the billing source and thus the clientel is different. Ms. Shaferly said that this is a needed service in northwest Ohio. She is 110% for that, but she wanted to make it known that there already is an outpatient facility right next door. Mr. Clinger asked how long she had been at that location. Ms. Shaferly stated she has been there for a little over a year and was previously located on Center St. They were there for a little over 4 years. They keep growing and have moved a lot.

Mr. DeArment asked if Century Health provides the same services that Mr. Rizzo and Mr. Dufour are proposing to offer. John Bindas, the CEO of Century Health, said they do offer the same services – both medically assisted and residential services. Mr. DeArment asked Mr. Bindas if they are at capacity and if the service that Mr. Rizzo and Mr. Dufour are offering is needed. Mr. Bindas stated they are at capacity and all 12 beds are taken. Mr. Clinger asked if they have ever needed police assistance at Tree Line. Mr. Bindas said they have but it hasn't been anything extremely violent but to remove things that aren't permitted onsite. He said if patients do not comply with the rules, they are removed from the program. Mr. Clinger said he believed that the services Mr. Dufour and Mr. Rizzo are offering are slightly different since they are not offering medically assisted treatment. He said it isn't so much of a mental issue here but they do treat both. Mr. Bindas said they do treat co-occurring. Mr. Rizzo said they treat co-occurring as well but not on a high acuity level – specific to schizophrenia or disorders like that. Mr. Bindas said unlike Desert Cove, they do use suboxone to help assist with recovery.

Ms. Shaferly stated that she is a nurse and has been doing opiate-specific treatment for about 14 years. She previously ran a methadone program and then discovered Buprenorphine (trade name of soboxone) which helps to treat the cravings. It hijacks the brain system that puts them in that mode of requiring the drug. Just like we require food, water and housing. The medication reduces the withdrawal systems, reduces the cravings and gives them the stability back to allow their brain chemistry to function and go back to normal use. She said it can be an illicit substance used on the street within diversion but is primarily used for treatment and isn't for abuse. There is usually very little of these drugs in someone's system that overdoses and dies. Ms. Shaferly said the treatment process preliminary is the same. The methodology is to get them off the medication over time but the medication gives them a higher level of stability. They require patients to return to the facility frequently to check the medication and to receive refills.

Carol Reed-Tarney is a resident of East Point Condominium Association and came on behalf of herself, the other residents, and the Association. They are located across the street from Bridgestone. Ms. Reed-Tarney said they have 36 units in the association with approximately 43 people and around 80% of those are over 80 years old. She said they have some concerns about the conditional use. She said they felt they didn't receive notification early enough to prepare themselves, investigate or to make a determination whether they are for or against this.

She said only 2 of the 36 units received a notice and said they all have a vested interest and a stake in this. Ms. Tarney-Reed said they were upset about that and they also knew nothing about the facility proposed. She said they weren't sure if it would be paying or court-ordered patients and said she was concerned for their safety as 12 units are right across the street. She said the residents of East Point Condominium Association cannot back this proposal at this time. Ms. Tarney-Reed asked that they put this on hold, look further into their business and let them know. She stated they have no problems with Anhedonia and would like this proposed facility to be a similar case.

Mr. Clinger asked Mr. Dufour if Desert Cove was just in Arizona or in other states as well. Mr. Dufour said they have two in Arizona, a facility about to open in Virginia and they are looking into Connecticut and D.C. Mr. Rizzo has operated facilities in Boise, Idaho, and Washington but have since sold. Mr. Clinger asked if this development would be in collaboration with the facility in Southern Ohio or just with Arizona. Mr. Dufour said it is a separate entity but John would be involved. John stated he and his partner own a facility in Gallipolis, Ohio that opened a year and a half ago and are a Medicaid provider. John said he worked with Mr. Dufour and Mr. Rizzo in Arizona prior to moving to the area. He said after the first three months, they've been full ever since. They receive many detox units from Columbus. He said there are waiting lists all over the state for three or four weeks at a time. John said these are necessary facilities as they help people get to a better place to become productive citizens again. He said although there aren't high success rates, everyone who comes through the facility has the opportunity to change. John stated that southeastern Ohio is as bad as any place in the state. The numbers just continue to rise.

Mr. DeArment asked if the facility in Gallipolis was owned by the same corporate structure. John said no, he and his partner own that facility. Mr. DeArment asked if it was independent of Mr. Rizzo and Mr. Dufour. John said yes. Mr. DeArment asked how his facility compares in size to the proposed facility. John said it holds 16 overnight patients and they have some outpatients. Mr. Rizzo said they were still working out the numbers but figured they could have around 40 to 45 patients overnight. John said there is a possibility of expanding his facility but there are rules he has to obey with the process of changing. He said the need is there and he has already had to turn down four or five people this week already due to a lack of space.

Trudy LeMire, a neighbor, stated that there is a need for that sort of facility. It is an excellent program and they all have compassion for the need of this kind of treatment. She stated that she has been in this building and there are 20 rooms. The 10 2nd floor units have balconies and the first floor ones have exterior doors. She said with all the doors that would be locked to prevent patients from leaving the proposed facility, she didn't feel that the fire department would allow that. Ms. LeMire said she came to this neighborhood because it felt like a safe place as she is elderly, like many of the other residents. She said she felt this was a needed service but suggested a different location may be better suited for this. She stated that she heard Judson Palmer Home really wants this facility for assisted living for women. Ms. LeMire said she would welcome that assisted living facility and they would be good neighbors. She said she would no longer feel comfortable walking on Manor Hill Rd. if the treatment facility were located there since there is a low recovery rate. She said there must be a better location for the facility.

Jennifer Bates, a resident of the neighborhood and a recovering addict, said that the facility is needed but the issue isn't with the residents but with the people that come around because of the residents. She said that the friends she's had go through treatment facilities have had people slip things through the fence to them and is concerned that might be the case here as well. She stated her concerned for the wellbeing of the kids, elderly, and disabled individuals in the neighborhood. Ms. Bates said the facility is not a prison and their friends could easily slip things through the fence to them. She said the clients could decide to leave treatment and go with their friends and that could create a large problem in the neighborhood. She mentioned that she was aware of smash-and-grabs in the neighborhood and said she was concerned this might contribute to that issue. Ms. Bates said she appreciates what Mr. Rizzo and Mr. Dufour are doing but asked them to consider if they would want this facility in their own neighborhood.

Amy Follrod, with HER Realty and the realtor for the property, stated that there wouldn't be change in zoning and the proposed use would fall under a group home. Ms. Follrod also stated a center is already in the neighborhood and there haven't been any issues with it. She said the current fire exit plan for the building doesn't even need the balconies and the building is fully sprinkled. She said in case of fire, there are stairwells to gain access to the second floor to rescue patients if needed. Ms. Follrod mentioned that the building has been vacant for a while now and said that she had been working with the listing agent the entire time of the vacancy. She said there is no one else even remotely interested in developing the property.

A resident of the Manor Hill Rd. neighborhood said he regularly walks his dog at all hours of the night. He said he doesn't want to encounter someone who would rob him while walking his dog. He said the neighborhood doesn't need this facility.

Another man mentioned that the presentation suggested that the facility would work with clients from all over Ohio with commercial insurance and self-pay and asked if they were looking to expand to Medicaid. Mr. Rizzo said they are not considering that at this time. He said most of their facilities attract their patients by offering them a safe haven from the toxic environment they came from. He said most residents are coming from quite a distance to get away from their friends, family, their old haunts and other users. Mr. Rizzo said that they have seen an increase in their facilities of people coming from Ohio or with insurance from Ohio. He said when John contacted them, they thought perhaps coming to Ohio could work. Mr. Rizzo said they have always worked with commercial carriers and are not looking to work with Medicaid.

Mr. Rizzo said around 10% of any given population has an alcohol or drug problem. He stated that he has worked with municipal employees, uniform and non-uniform. He said no matter where anyone goes you will likely encounter someone who is dealing with an addiction. He said that while he is here for his business, he is still fits under that stigma as the guy that might harm someone walking their dog across the street and the only difference is he is abstinent. He said that's not who he is, that's not the person his parents raised. He has not done any of the things the people mentioned earlier. He said he's not experienced that with any of the people he has treated either.

Matt Dysinger, a longtime resident of Findlay and an independent business owner since 1984, said he is an alcoholic in recovery and was an alcoholic for 32 years and has been in recovery for 9 years successfully. He said he checked himself into a facility in Brighton, Michigan and was there for 30 days with 61 other residents there for treatment. Mr. Dysinger said he would like to know more about the facility before coming up with a decision on his feelings about the facility being located here. He said during his stay at the Brighton Hospital there was no crime; break-ins, break-outs, or anything of that nature. He said that people that check themselves into facilities like that have made the decision they don't want to live as they have been any longer and truly want to make changes. Mr. Dysinger stated that just because there is a relatively low recovery rate doesn't mean that there aren't people that do stay sober and get better. He said he regularly attends meetings still and have met hundreds of people going through the same process. He said he serves on the ADAMHS Board and offered to speak with anyone curious about this disease outside privately. Mr. Dysinger also offered to host a Q and A session for the Condominium Association for any questions they might have. He said that he believes that the recovery industry is underserved and with the number of facilities currently operating, he doesn't see how we can turn the epidemic around unless that changes.

Margaret Flemion stated that the demographics of the area are a concern – children and elderly. She stated that the first thing that comes to people's mind when they hear of such a facility is the fear. She said regardless of the comments made earlier, she still does not feel that there is enough assurance of the safety of the community. Ms. Flemion stated that she and her husband moved to that area because they felt it was a safe neighborhood.

Mr. DeArment stated that it was evident that recovery facilities are needed but the issue is with the (NIMBY) "not in my backyard" approach. He said they had to decide if the location was appropriate. He asked Mr. Rizzo and Mr. Dufour if they have a safety and security plan that they could present to the audience. Mr. Dufour said they currently do not have a safety and security plan unless required by the State when going through the licensing process. He said it is not required on paper in Arizona. He stated the people coming in are looking to get help, not be longtime neighbors or have anyone know they are there. He said addicts commit crimes due to the disease they are afflicted with but that doesn't necessarily make them lifelong criminals. He said the harm that happens with addicts tends to be to themselves and loved ones. Self harm is really what the addiction is normally about. Mr. Dufour said it has never been a community safety issue for them because they are so contained and private. It is more an issue of making sure the patients have the necessary privacy to recover and their own safety and security. He said the standards they adhere to are what keep a neighborhood safe. He said they can't guarantee that patients won't leave, but when they do, they generally are picked up by a family member and go back to their home. They just decide they don't want to be in treatment. It happens and no one can force them to do so. Mr. Dufour reiterated that the harm done is generally to the patients by themselves, and not to others or those in the neighborhood. They keep to themselves here. There currently isn't a fence, but there would be, there are balconies, but there won't be. He said they do operate several sober living homes that are located within residential neighborhoods and have been doing so for 5 years. He said most of the time, other residents aren't even aware that a sober living home is in their neighborhood. He said while that is different than what they are proposing that facility is less contained than the facility proposed. Mr. Clinger asked if there would be 24-hour staff. Mr. Dufour stated there would be.

He commented that states are different. In Arizona they are required to have 24 hour nursing if there are any detox services. He would assume that will be the same. Mr. DeArment asked if there would be security cameras in the parking lots. Mr. Dufour said they have done that in the past. Mr. Rizzo said he thought that would likely be a requirement by the State. Mr. Dufour said they stated by proposing this use before going into the licensing with the State to ensure that it was a good fit for the community. He said that they fully intend on complying with the State and then go to become nationally accredited as well. He said they just haven't gotten that far but assured the Commission that they could not operate unless they met those standards.

Mr. Cordonnier asked Mr. Dufour if he was aware that there was a treatment facility next door. Mr. Dufour said he had no idea. Mr. Cordonnier asked Mr. Dufour if that caused him any concern. Mr. Dufour said it did not. He said their model is more enclosed and private than that of the outpatient facility next door.

Kathy Carte said she still did not believe this was the spot for it. Mr. Dufour said the facility is already there. Ms. Carte said it is directly across the street from her and she had an idea of what was going on but has not been bothered by it. Mr. Dufour stated that would be the case for them too. Ms. Carte said there would be people from out of state, out of county, and asked if they decide they are done with treatment would they just live in Findlay. Mr. Dufour said he didn't think that would be the case.

Precia Stuby said the issue for her isn't with "not in my backyard" but more with not having enough information and ensuring that anyone delivering services in the community is of the highest ethical standards. She said the ADAMHS Board isn't saying yes or no, but haven't yet received additional information. She asked how the continuity of care would work if someone runs out of insurance or if someone isn't doing well in treatment. She asked how this organization would relate to our existing organizations in the area and how they would work together. Ms. Stuby mentioned she heard a few remarks on complying with the State of Ohio and regulations. She stated she believed there was no requirement for licensure and certification from the State of Ohio with private pay. Ms. Stuby said for her, it is not about the "not in my backyard" concept but about ensuring the highest quality of care for patients and cooperation with other businesses. Mr. DeArment asked Ms. Stuby if there were formal questions they were waiting on responses for. Ms. Stuby said yes. She said ADAMHS worked with a consultant, Dr. Michael Flaherty, since 2013 to create the services needed in the community to work for those struggling with addiction. She said Dr. Flaherty sent out a formal request but have not yet received a response. The real estate agency contacted Ms. Stuby and offered to set up a conference call for her to ask her questions but that has not yet occurred. Mr. DeArment asked Mr. Rizzo and Mr. Dufour if they received the inquiry. Mr. Dufour said they had but haven't set up the conference call.

Blake Nichols, who runs Desert Cove, said those were the questions the PowerPoint was based upon. He said the presentation was sent to the real estate agent and was supposed to be sent to the consultant too. The PowerPoint was crafted to answer the questions previously asked.

Ms. Schroeder asked if this conditional use is approved for this property if it would flow with the property rather than the owners. She asked if some other entity could come in and avoid this whole process if the use has already been approved but the current entity decides not to purchase and move forward with their plan. Mr. Richard said he figured they'd have to get a permit based upon the Commission's approval after a certain period of time. Ms. Schroeder asked if the conditional use was still good for two years if it isn't used for the intended purpose and then if that's the case if they would need to reapply. Mr. Richard said no, that would be the case for a nonconforming use. He said they'd have a year to get their change of use permit because the City Planning Commission approvals are good for a year. Once the permit is issued, the conditional use is established and can transfer to another entity. Ms. Schroeder stated that there is a certain type of client that they will attract with being cash or private pay. She said if a different entity came in that accepted Medicaid patients or court-ordered referrals, that could make a difference in the type of clients going there. Mr. Richard said you could argue that the decision is being based upon what is being presented today and if there was a variation to that, you would likely have the ability to reconsider because it wouldn't be the same as that presented today. Ms. Schroeder said her question comes down to if the conditional use is approved but it changes slightly or is different than what is being presented today, what can be done. Mr. DeArment asked if the conditional use could be withdrawn. Mr. Rasmussen said the conditional use would continue until it's changed. If someone else comes into the property or a change of use is noticed, then something can be done. But, if the conditional use is granted, it will remain that use until changed either because someone comes in and changes it or because the Board requires it to change or someone turns it into something different. Ms. Schroeder asked if that would be the case even if the property owner changes. Mr. Rasmussen said yes, as long as the use doesn't change. Mr. DeArment asked how the Commission would know if the use changed. Mr. Rasmussen said there isn't a legal answer to that. Mr. Richard said they wouldn't know until they found out about it.

Mr. DeArment asked Matt Pickett if there was a fire safety issue if the balconies were removed. Mr. Pickett said initially that had been approved both through their agency and Wood County Building Department as a particular use group as it sits now. In his comments, he stated that if this were approved they would have to go through the building department to get approved for a different use group. He said it would be very similar to what it is approved now – it is fully sprinkled, fully alarmed, has a full kitchen, and that has already been approved as it currently sits. The changed use group would be very similar to its current use group in terms of the fire code. Mr. Pickett said the removal of the balconies would have to be approved by the building department but he didn't believe there would be an issue with that. He said as far as evacuation routes, it is fully sprinkled, fully alarmed, and everything is interior and nothing would be an exterior egress from the balcony area. Mr. Richard asked if what Mr. Pickett was saying was the balconies were not required by Wood County. Mr. Pickett said they were just something extra they wanted and were not required but the balconies were required to be sprinkled so each balcony has a sidewall sprinkler head.

Mr. Clinger said he appreciated all the comments from today and said that there certainly is a need for the facility. He said he thought many people would be surprised how many of their neighbors had addiction issues. Mr. Clinger said he agreed with what had previously been said about addicts not being violent people just people that made bad decisions. He stated that due to the number of unanswered questions, he feels that it would be best to table this item to address at a later date.

MOTION

Dan Clinger made a motion to table **APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

2nd: Dan DeArment

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

ADJOURNMENT

Lydia L. Mihalik
Mayor

Brian Thomas, P.E., P.S.
Service Director

Office of the Mayor

Lydia L. Mihalik

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Paul E. Schmelzer, P.E., P.S.
Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Blanchard River Greenway Trail Extension (PID 106715), Project No. 31980300

Dear Council Members:

With the adoption of Resolution No. 013-2017, an application for funding was submitted to the Ohio Department of Transportation (ODOT) for Federal Transportation Alternatives Program (TAP) funds. The City has received approval of the funding from ODOT for the work extending the existing Blanchard River Greenway Trail from the existing dead-end at the rear of 1100 East Main Cross Street to Bright Road.

TAP funds normally require a twenty percent (20%) match to ODOT's eighty percent (80%) of the construction cost. For this funding year, the match was reduced to five percent (5%) to ODOT's ninety five percent (95%) of the construction cost. The current project construction estimate is \$421,052. The City's matching share of \$21,052.60 is included in the 2019 Capital Improvement Plan.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Service Director to enter into the project agreement with ODOT.

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

Office of the Mayor

Lydia L. Mihalik

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Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Blanchard St & Lincoln St Bike Lane/Shared Lanes (PID 104247), Project No. 32876000

Dear Council Members:


With the adoption of Resolution No. 013-2016, an application for funding was submitted to the Ohio Department of Transportation (ODOT) for Federal Transportation Alternatives Program (TAP) funds. The City has received approval of the funding from ODOT for the work along Blanchard Street and Lincoln Street.

TAP funds normally require a twenty percent (20%) match to ODOT's eighty percent (80%) of the construction cost. For this funding year, the match was reduced to five percent (5%) to ODOT's ninety five percent (95%) of the construction cost. The current project construction estimate is \$1,263,157. The City's matching share of \$63,157.85 is included in the 2019 Capital Improvement Plan.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Service Director to enter into the project agreement with ODOT.

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

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Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Sandusky Street Waterline Extension to Dold Farms, Project No. 35780400

Dear Council Members:

By authorization of Ordinance No. 2018-020, a bid opening was held for the above-referenced project on May 22, 2018. Bids were received from six (6) potential contractors with bid amounts ranging from \$169,028.00 to \$203,996.00. The lowest and best bid was received from Helms and Sons Excavating of Findlay, Ohio.

This project is included in the 2018 Capital Improvements Plan, and the total project estimate is within the budgeted amount. Previously, an amount of \$20,000 was appropriated to the project for design and startup. At this time, an appropriation for construction, inspection and a contingency is needed to complete the project.

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

FROM:	Water Fund	\$180,000
TO:	Sandusky Street Waterline Extension to Dold Farms Project No. 35780400	\$180,000

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

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Paul E. Schmelzer, P.E., P.S.
Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Blanchard River Greenway Trail Extension (PID 106715), Project No. 31980300

Dear Council Members:

Letters of interest have been reviewed for the project to select a consulting firm for the design of the project. The highest ranking firm for the project was Strand Associates Inc.

The design for this project is included in the 2018 Capital Improvements Plan. Previously, an amount of \$20,000 was appropriated to the project for startup. At this time, an appropriation for the remaining design fees is required.

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	\$60,000
TO:	Blanchard River Greenway Trail Extension (PID 106715) Project No. 31980300	\$60,000

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

Office of the Mayor

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Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Miracle Field Expansion, Project No. 31984700

Dear Council Members:

Last year the Miracle League selected the City of Findlay as the host for the inaugural Miracle League All-Star game. This is a great opportunity for the City to host families from across the country to showcase our community.

Part of the effort is to expand the very popular playground and add a shelter house that will overlook the Miracle Field and future baseball field. At the end of last year there was some discussion about City capital contribution to the expansion, however, the Mayor did make progress in discussions with the State of Ohio regarding investment in this worthy cause.

The state has included funding in HB 529 for a \$100,000 appropriation through ODNR. We have been in contact with ODNR and are in the process of completing the paperwork for reimbursement. ODNR strongly prefers the owner of the property be the sponsor.

I am requesting an appropriation from the capital fund to match the amount the City will be reimbursed. This will allow the Miracle League group to continue the effort for construction. The total project will be over \$200,000 and will greatly enhance the park.

The funds will need to be available for construction in July. If you would like additional information about the expansion and the events around the All-Star game, please let me know.

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	\$100,000
TO:	Miracle Field Expansion Project Project No. 31984700	\$100,000

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

Flag City, USA

Office of the Mayor

Lydia L. Mihalik

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Paul E. Schmelzer, P.E., P.S.
Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

May 30, 2018

RE: Concord Court Waterline Replacement, Project No. 35780700
Milton Street Waterline Replacement, Project No. 35781000
Summit Street Waterline Replacement, Project No. 35781300
Woodworth Drive Waterline Replacement, Project No. 35781400
Merriweather Drive Waterline Replacement, Project No. 35781600

Dear Council Members:

By authorization of Ordinance No. 2018-019, a bid opening was held for the above-referenced projects on May 25, 2018. The projects are included in the 2018 Capital Improvements plan and the Engineer's estimated cost of construction was \$665,000.00. The lowest and best bid was \$601,977.25 received from Helms and Sons Excavating of Findlay, Ohio for Summit Street and Merriweather Drive and Hohenbrink Excavating of Findlay for the other three (3) projects.

Previously, an amount of \$20,000 was appropriated to each of the projects for design and startup. At this time, an appropriation for construction, inspection and a contingency is needed to complete the project. The amount being requested is slightly higher than the amount in the Capital Improvements Plan because while plans were being finalized, Water Distribution requested that the limits on a couple of the projects be changed.

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

FROM:	Water Fund	\$617,700
TO:	Concord Court Waterline Replacement, Project No. 35780700	\$ 107,700
	Milton Street Waterline Replacement, Project No. 35781000	\$ 105,000
	Summit Street Waterline Replacement, Project No. 35781300	\$ 155,000
	Woodworth Drive Waterline Replacement, Project No. 35781400	\$ 205,000
	Merriweather Drive Waterline Replacement, Project No. 35781600	\$ 45,000

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

City of Findlay Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
318 Dorney Plaza, Municipal Building Room 115
Telephone: 419-424-7133 • Fax: 419-424-7410
findlaytaxforms.com

Lydia L. Mihalk
Mayor

Andrew Thomas
Tax Administrator

Monthly Collection Report to Findlay Council

May 2018

Total collections for May 2018: \$1,829,730.25

	<u>2018</u> <u>Year-to-date</u>	<u>2017</u> <u>Year-to-date</u>	<u>Variance</u>
Withholders	8,744,069.67	8,282,781.13	461,288.54
Individuals	1,606,000.50	1,451,245.85	154,754.65
Businesses	<u>1,440,401.15</u>	<u>1,247,426.14</u>	<u>192,975.01</u>
Totals	11,790,471.32	10,981,453.12	809,018.20 7.37%

Actual & Estimated Past-due Taxes

Withholders	696,313.53
Individuals	2,611,270.11
Businesses	<u>177,780.12</u>
Total	3,485,363.76

Actual and Projected Revenue

	<u>2018</u> <u>Actual</u> <u>Year-to-date</u>	<u>Percentage</u> <u>of Projection</u> <u>Collected</u>	<u>Amount</u> <u>to Meet</u> <u>Projection</u>	<u>Percentage</u> <u>to Meet</u> <u>Projection</u>	<u>2018</u> <u>Projected</u> <u>Year End</u>
Withholders	8,744,069.67	47.52%	9,655,930.33	52.48%	18,400,000.00
Individuals	1,606,000.50	59.48%	1,093,999.50	40.52%	2,700,000.00
Businesses	<u>1,440,401.15</u>	41.15%	<u>2,059,598.85</u>	58.85%	<u>3,500,000.00</u>
Totals	11,790,471.32	47.93%	12,809,528.68	52.07%	24,600,000.00

Refunds Paid

	<u>Month-to-date Quantity</u>	<u>Year-to-date Quantity</u>	<u>Month-to-date Amount</u>	<u>Year-to-date Amount</u>
Withholders	22	59	9,827.04	16,166.38
Individuals	88	796	35,693.36	280,611.12
Businesses	<u>2</u>	<u>44</u>	<u>1,718.69</u>	<u>29,833.52</u>
Totals	112	899	47,239.09	326,611.02

Transfers of Overpayments

	<u>Month-to-date Quantity</u>	<u>Year-to-date Quantity</u>	<u>Month-to-date Amount</u>	<u>Year-to-date Amount</u>
Withholders	1	5	164.82	1,207.14
Individuals	152	492	38,873.83	93,244.37
Businesses	<u>34</u>	<u>386</u>	<u>33,432.43</u>	<u>200,216.74</u>
Totals	187	883	72,471.08	294,668.25



Andrew Thomas, Administrator

5-31-18

Date

Findlay Income Tax Department

Monthly Collections Report

Thursday, May 31, 2018

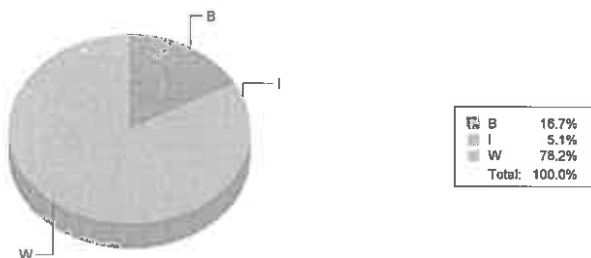
3:55:01PM

For Period May 1, 2018 through May 31, 2018

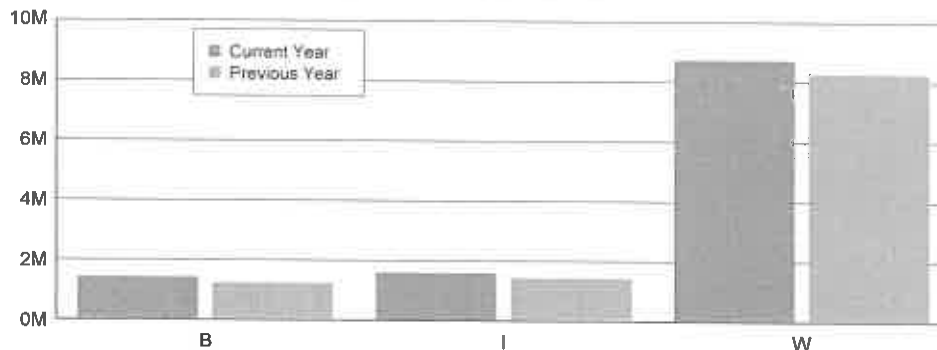
City of Findlay

Account Type	Monthly Total	2018 Year to Date	2017 Year to Date	Increase (Decrease)	% Change	2018 Month to Date	Previous Year(s) Month to Date
W	1,431,235.93	8,744,069.67	8,282,781.13	461,288.54	5.57	1,420,680.75	10,555.18
I	93,792.50	1,606,000.50	1,451,245.85	154,754.65	10.66	14,659.65	79,132.85
B	304,701.82	1,440,401.15	1,247,426.14	192,975.01	15.47	23,189.51	281,512.31
Totals:	1,829,730.25	11,790,471.32	10,981,453.12	809,018.20	7.37	1,458,529.91	371,200.34

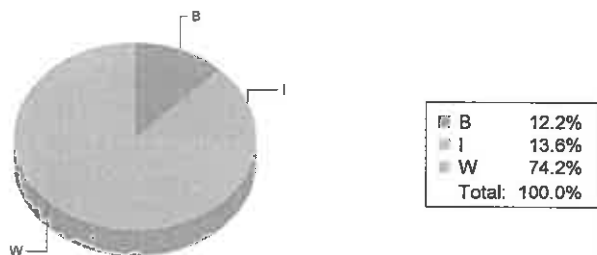
Monthly Collections by Account Type



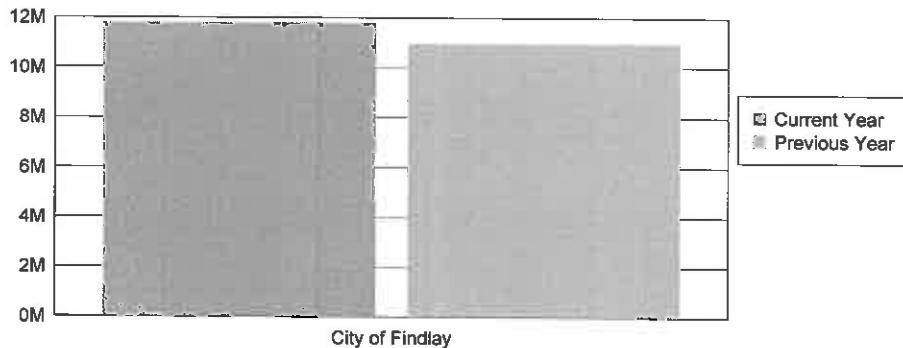
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



City of Findlay Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
Telephone: 419-424-7133 • Fax: 419-424-7410
findlaytaxforms.com

Lydia L. Mihalik
Mayor

Monthly Collection Report to City Council


For the Month of May 2018

Resolution 36-2009 and Chapter 194 Section 7(F)(1) Addendum

	<u>Individuals</u>	<u>Businesses</u>
A. Month-to-date quantity:	<u>0</u>	<u>0</u>
B. Cumulative quantity:	<u>2</u>	<u>82</u>
C. Cumulative quantity with no filing obligations:	<u> </u>	<u>10</u>
D. Cumulative quantity with no tax liabilities:	<u> </u>	<u>19</u>
E. Cumulative quantity HB 49 Opt-in election:	<u> </u>	<u>1</u>
F. Cumulative quantity remaining (B – C – D – E):	<u>2</u>	<u>52</u>

For the remaining 2 individual and 52 business taxpayers (F), the aggregate reported estimate declarations, primarily for tax year 2017, amount to \$ 1,214,981.00

Pursuant to Resolution Number 36-2009 and/or Section 7(F)(1) of Chapter 194 of the Codified Ordinances, the Tax Department has informed the cumulative quantities of individual and business taxpayers that the Tax Department would not be enforcing the estimate payment provisions delineated in Section 7 of Ordinance Number 1976-106, as amended or in Section 7 of Chapter 194 of the Codified Ordinances. The Tax Department has informed these individual and business taxpayers that the annual income taxes on net profits attributable to the City should be paid when the annual income tax returns are filed by the original or by the legitimately-extended due date, when each amount of annual tax liability can be certified as due by each taxpayer, or be paid by prearranged installment due dates of February 15, May 15, July 15, and October 15 after the tax year.



Andrew Thomas, Tax Administrator

5-31-18

Date

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, May 15, 2018 to discuss the estimated tax payments program.



R. Ronald Monday, President of Council

COMMITTEE OF THE WHOLE

DATED: May 15, 2018

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** to whom was referred a request to continue discussions on the Deer Landing Waterline Oversizing Project via Ordinance No. 2017-098, AS AMENDED.

We recommend that Council lift previous committee report from the table and pay \$151,287.74 per Engineering Dep't analysis of job invoice.

Aye Nay



Holly Frische, Chairman

LEGISLATION: _____

Aye Nay



Dina Ostrander

DATED: May 24, 2018

Aye Nay



Tim Watson

COMMITTEE:
WATER & SEWER

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
May 15, 2018**

ORDINANCE NO. 2018-047 (*annual bids & contracts*) requires three (3) readings **second reading**
AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2019, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2018-048 (*118 Center St 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 118 CENTER STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R3 SINGLE FAMILY, HIGH DENSITY" TO "R4 DUPLEX/TRIPLEX".

ORDINANCE NO. 2018-049 (*E Lincoln St ROW vacation*) requires three (3) readings **second reading**
AN ORDINANCE VACATING A CERTAIN STREET RIGHT-OF-WAY (HEREINAFTER REFERED TO AS EAST LINCOLN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2018-053 (*Deer Landing waterline oversizing project*) requires three (3) readings **second reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

City of Findlay

Office of the Director of Law

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

Donald J. Rasmussen
Director of Law

JUNE 5, 2018

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JUNE 5, 2018 MEETING.

RESOLUTIONS:

- 011-2018 A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS TO EXTEND THE EXISTING BLANCHARD RIVER GREENWAY TRAIL FROM THE DEAD-END AT THE REAR OF 1100 EAST MAIN CROSS STREET TO BRIGHT ROAD PID106715 - PROJECT NO. 31980300, AND DECLARING AN EMERGENCY.
- 012-2018 RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS FOR IMPROVEMENTS ALONG BLANCHARD STREET AND LINCOLN STREET PID104247 - PROJECT NO. 32876000, AND DECLARING AN EMERGENCY.

ORDINANCES:

- 2018-054 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2018-055 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.
- 2018-056 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.
- 2018-057 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 011-2018

A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS TO EXTEND THE EXISTING BLANCHARD RIVER GREENWAY TRAIL FROM THE DEAD-END AT THE REAR OF 1100 EAST MAIN CROSS STREET TO BRIGHT ROAD PID106715 - PROJECT NO. 31980300, AND DECLARING AN EMERGENCY.

WHEREAS, The Service Director has requested Council to authorize the use of Federal TAP Funds for the improvements to the existing Blanchard River Greenway Trail PID106715 – Project No. 31980300, and;

WHEREAS, Council hereby authorizes the Service Director of the City of Findlay, Ohio to enter into agreement or agreements with the Ohio Department of Transportation authorizing the use of said funds for said project.

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

SECTION 1: That the Service Director of the City of Findlay, Ohio be and he is hereby authorized to enter into an agreement or agreements with the Ohio Department of Transportation authorizing and allocating the use of Federal TAP Funds for the improvements to the existing Blanchard River Greenway Trail PID106715 – Project No. 31980300.

SECTION 2: 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 make said transfer so that said project may proceed on an expedited basis.

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. 012-2018

A RESOLUTION AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF TRANSPORTATION ALTERNATING PLAN (TAP) FUNDS FOR IMPROVEMENTS ALONG BLANCHARD STREET AND LINCOLN STREET PID104247 - PROJECT NO. 32876000, AND DECLARING AN EMERGENCY.

WHEREAS, The Service Director has requested Council to authorize the use of Federal TAP Funds for the improvements along Blanchard Street and Lincoln Street PID104247 – Project No. 32876000, and;

WHEREAS, Council hereby authorizes the Service Director of the City of Findlay, Ohio to enter into agreement or agreements with the Ohio Department of Transportation authorizing the use of said funds for said project.

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

SECTION 1: That the Service Director of the City of Findlay, Ohio be and he is hereby authorized to enter into an agreement or agreements with the Ohio Department of Transportation authorizing and allocating the use of Federal TAP Funds for the improvements along Blanchard Street and Lincoln Street PID104247 – Project No. 32876000.

SECTION 2: 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 make said transfer so that said project may proceed on an expedited basis.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2018-054

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	Water Fund	\$ 180,000.00
TO:	Sandusky Street Waterline Extension to Dold Farms <i>Project No. 35780400</i>	\$ 180,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2018-055

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 60,000.00
TO:	Blanchard River Greenway Trail Extension (PID 106715) Project No. 31980300	\$ 60,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2018-056

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 100,000.00
TO:	Miracle Field Expansion Project, <i>Project No. 31984700</i>	\$ 100,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2018-057

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: Water Fund	\$ 617,700.00
TO: Concord Court Waterline Replacement, <i>Project No. 35780700</i>	\$ 107,700.00
TO: Milton Street Waterline Replacement, <i>Project No. 35781000</i>	\$ 105,000.00
TO: Summit Street Waterline Replacement, <i>Project No. 35781300</i>	\$ 155,000.00
TO: Woodworth Drive Waterline Replacement, <i>Project No. 35781400</i>	\$ 205,000.00
TO: Merriweather Drive Waterline Replacement, <i>Project No. 35781600</i>	\$ 45,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____