

FINDLAY CITY COUNCIL MINUTES

REGULAR SESSION

April 3, 2018

COUNCIL CHAMBERS

PRESENT: Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser

ABSENT: none

President Monday opened the meeting with the Pledge of Allegiance and a moment of silent prayer.

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Councilman Harrington moved to accept the March 20, 2018 Regular Session City Council meeting minutes. Councilman Slough seconded the motion. All were in favor. Motion carried. Filed.

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

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 008-2018 (*Rebecca Greeno retirement*)

first reading adopted

A RESOLUTION COMMENDING REBECCA GREENO FOR THE EXCELLENCE OF HER SERVICE TO THE CITY OF FINDLAY, OHIO.

Councilman Slough moved to adopt the Resolution, seconded by Councilman Hellmann.

Discussion:

Councilman Harrington pointed out that if Council would not pass a retirement resolution, if that employee would have to stay. He has known Ms. Greeno for a long time. He grew up with her. Her resolution does little to describe her dedication not only to the City of Findlay, but also to citizens of Findlay. She will be greatly missed.

Councilman Slough has known Ms. Greeno for a number of years. She has a unique sense of humor that he loves to be around and he sometimes says things that should not be said, so she chastises him and tells him not to. She will be missed very much. He congratulated her on a well-deserved retirement.

Councilman Shindledecker has known Ms. Greeno since she was a teenager. Going back to Councilman Harrington's comment, he checked the code today and as he interrupts it, if Council defeats this resolution, Ms. Greeno cannot retire, so defeating it might be the best solution.

Councilman Russel noted that the image he has of Ms. Greeno is of the CUBE full of people looking to go out into the community and serve their neighbors with smiles on their faces and with their hearts in the right places. Ms. Greeno's efforts were so instrumental in helping that program grow. He thanked Ms. Greeno for her work on getting things done. Many may not know that she was behind the scenes. He thanked her making Findlay a little more special, a better place. She will be solely missed.

Safety Director Schmelzer noted that Ms. Greeno probably feels like she had worked with him for all of her thirty (30) years with the City. It was his pleasure to have worked with her. While her job was not always fun, especially when someone is complaining which is basically what Ms. Greeno had to deal with every day, she did a great job. It was a very hard job to do and maintain a positive attitude, but she did so every day, which he appreciated.

Ayes: Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser. The Resolution was declared adopted and is recorded in Resolution Volume XXXIV, and is hereby made a part of the record.

Mayor Mihalik presented a copy of the resolution to Ms. Greeno stating that she is an absolute super star. She echoed Councilman Russel's sentiments. The community is better off because of the tireless work that she has done on behalf of a lot of different people just to make Findlay better. Not many understand how difficult her job can be, but Mayor Mihalik does know and is appreciative of everything she has done throughout the years and will miss her a lot. She asked Mr. Greeno in the audience to not take her too far away and knows that she will always be on call, but her presence will be greatly missed in the Mayor's Office. It has been nice to have her there to hear her say "keep smiling" or "smile and nod" every day. The City will miss her and are thankful for her service to the community, and are grateful for the efforts that she has put forth on behalf of this Council, this Administration, and the entire citizenry of Flag City USA. She congratulated Ms. Greeno on her retirement.

Ms. Greeno pointed out that there are two (2) on City Council that she literally watched grow up while she was working for the City, and also worked for both of their fathers. She has worked for some awesome individuals, some very unique individuals, and some very interesting individuals, but took the time to listen and understand their issues and what was going on and realized that they were generally on her side. Many times, she had to take a step back and look at what was really happening. She is very thankful for the support that she has received from the Administration, whichever Administration it was at the time. There are some City employees that she promised she would not name, but know who they are, who have always been right there when she needed them to help her with whatever needed done. She appreciated them with her whole heart. She considered it an honor and privilege to have served the community for thirty (30) years. She has met some wonderful people who are life-long friends. She appreciated everyone's support through the years. It has been a great ride. She feels lucky to live in this community that she cares deeply about. There are two (2) members of her family now that have retired from the City, and will most likely have two (2) more, which is a great legacy. Backyard Mission Trip is going nowhere as it is near and dear to her heart, so she will always be here for that. Filed.

PROCLAMATIONS: - none.

PETITIONS:

Zoning amendment request – 2131 Spruce Dr

Jacob Berg would like to change the zoning of 2131 Spruce Drive to R4 Duplex/Triplex, High Density Residential District. It currently is zoned R2 Single Family, Medium Density. Referred to CITY PLANNING COMMISSION and PLANNING & ZONING COMMITTEE. Filed.

WRITTEN COMMUNICATIONS: - none.

ORAL COMMUNICATIONS: - none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Service Director/Acting City Engineer Brian Thomas – Rotary Refunds

At the end of 2017, the Engineering Department collected rotary fees for two (2) properties located on West Sandusky Street. The sewer in that area was installed by the County and the rotary should have been collected by Hancock County. Since the fiscal year has been closed, Engineering needs legislation to transfer the funds from the Sewer Fund before the money can be sent to Hancock County. Legislation to appropriate funds is requested. Ordinance No. 2018-027 was created.

FROM: Sewer Fund (sewer rotary restricted account) \$ 10,641.64
TO: WPC #25061000-other \$ 10,641.64

Filed.

Service Director/Acting City Engineer Brian Thomas – R&M Buildings and Grounds for Recreation Functions

During discussions with the Auditor's Office, two (2) projects that were included in the Capital Improvements Plan that should have been included in the R&M Buildings and Grounds line item in the Recreation Functions Budget. Thirty thousand dollars (\$30,000) to replace the lobby furniture at the CUBE, and seven thousand (\$7,000) to replace the exterior arena doors at the CUBE. Legislation to appropriate funds to the Recreation Functions Budget is requested. Ordinance No. 2018-028 was created.

FROM: General Fund \$ 37,000.00
TO: Recreation Functions #21044400-other \$ 37,000.00

Filed.

Service Director/Acting City Engineer Brian Thomas – GIS Software Replacement, Project No. 31984200

The project was included in the 2018 Capital Improvement Plan with an estimated cost of forty thousand dollars (\$40,000). Engineering was planning on upgrading the GIS software later in the year as a step towards making the GIS easier to use and more available to other City departments and the public. Last week, Engineering was part of a meeting for the upgrading of the Dispatch software. During the meeting, the software manufacturer listed the data that they need from the GIS. One of the requirements is that the data provided be in the format used by the upgraded GIS software. Legislation to appropriate and transfer funds is requested. Ordinance No. 2018-029 was created.

FROM: CIT Fund - Capital Improvements Restricted Account \$ 40,000.00
TO: Replace GIS Software Project No. 31984200 \$ 40,000.00

Discussion:

Councilman Russel pointed out there have been discussions about replacing the GIS system for a long time. He asked the timeframe of when it needs to be done and what the status is for vendor selection. Service Director/Acting City Engineer Thomas replied there are only a couple of vendors in that area. The vendor they are looking at works well with the Dispatch software. He met with them last week to discuss what they are going to be looking to do with that software as their base maps and requested some of the information in the format of the new software, which is why he is asking for it now instead of waiting until the end of the year like he was originally going to. They did not give him a timeframe on when they needed it. After the money is appropriated, he will then obtain a purchase order, then he will make arrangements with the vendor and get it ordered, and then after it has arrived, it will be installed. Councilman Russel asked if an upgrade on the software is needed before the data is available. Service Director/Acting City Engineer Thomas replied what the City has now will have to be converted. The question now is whether to get the software now and convert what needs to be converted, or if wait and try to find a third party software or someone else that can convert it for us. Filed.

Service Director/Acting City Engineer Brian Thomas – North Blanchard Street Storm Sewer Replacement, Project No. 35584300

The existing concrete storm sewer on North Blanchard Street, between Jacobs Avenue and Lesa Avenue, is separating at the joints in some areas. With the joints separating, the sewer is pulling soil into the sewer which is causing a dip in Blanchard Street. The sewer needs to be replaced before the dip in the street can be repaired. Legislation to appropriate funds and waive the formal bidding process so that Engineering can obtain a contractor to get the sewer replaced is requested. Until the sewer is replaced, the amount of damage to Blanchard Street will continue to grow. Ordinance No. 2018-030 was created.

FROM: Sewer Fund – Stormwater Restricted Account \$ 260,000.00
TO: North Blanchard Street Storm Sewer Replacement Project No. 35584300 \$ 260,000.00

Discussion:

Councilman Hellmann asked if this should be considered an emergency. Service Director/Acting City Engineer Thomas replied that the Street Department has the curb lane blocked off now because of the good-size dip in the road. It is across the street from Jacob's Elementary School. The Sewer Maintenance Department looked at it to see if they could fix it themselves, but since it is older concrete and pipe, they do not have the equipment to deal with it. This estimate is based on a conservative guess. He discussed this with a couple of contractors who submitted pricing at the end of today. The lowest bid added a ten percent (10%) contingency fee or approximately one hundred ninety thousand dollars (\$190,000) and will not need the full two hundred sixty thousand dollars (\$260,000) that is requested. This needs fixed before the road can be fixed. The road will not get better until it is fixed, so he prefers to have this done sooner rather than later.

Councilwoman Frische asked if this will start right away or if it wait until the school is out. Service Director/Acting City Engineer Thomas replied it will start as soon as he is able to give them the money. His goal is to start the week of the 16th assuming the Ordinance will be adopted yet tonight. The contractor asked if they could start sooner, so it is just a matter of getting the contracts ready. Filed.

Service Director/Acting City Engineer Brian Thomas – 2017 Annual Sewer & Manhole Lining Program, Project No. 35674400

This project was included in the 2017 Capital Improvement Plan with an estimated \$550,000. Previously, \$442,000 has been appropriated for the sewer lining portion of the project. Legislation to appropriate the remaining funds so that the manhole lining portion of the project may begin. These funds will allow for manholes that are rapidly deteriorating to be lined so that their remaining life can be extended and it will be cheaper than replacing them. When this project was copied into the 2018 Capital Improvement Plan, the project estimate was inadvertently changed from the \$550,000 to the \$442,000. Legislation to appropriate funds is requested. Ordinance No. 2018-031 was created.

FROM:	Sewer Fund	\$ 108,000.00
TO:	Annual Sewer & Manhole Lining Program, Project No. 35674400	\$ 108,000.00

Filed.

Service Director/Acting City Engineer Brian Thomas – Blanchard Street/Sixth Street Intersection Upgrade, Project No. 32842500

This project was included in the 2014 Capital Improvement Plan. \$25,000 was already appropriated for project startup. A study has been completed to look at different options for improving traffic flow at the intersection and an option has been chosen that should improve the traffic flow while minimizing the amount of right-of-way that will need to be acquired. Legislation to appropriate and transfer an additional \$6,000 is requested to cover the cost for survey work, plan preparation, and right-of-way documents is requested. Ordinance No. 2018-032 was created.

FROM:	CIT Fund - Capital Improvements Restricted Account	\$ 6,000.00
TO:	Blanchard Street/Sixth Street Intersection Upgrade Project No. 32842500	\$ 6,000.00

Discussion:

Councilman Harrington asked if this will be a round-about type. Service Director/Acting City Engineer Thomas replied it will not be. Even if they moved it over so that the majority would be on the park property, there will still be too much right-of-way that is needed from the other property corners. There is already a left turn lane southbound on Blanchard. He is looking at adding a left turn lane on the northbound lane out of the park, and then on both legs of Sixth Street, so all four (4) approaches would have a left turn lane. Filed.

Service Director/Acting City Engineer Brian Thomas – Areas B-4 & B-6 Sewer Separation, Phase 1, Project No. 32556000

This project was included in the 2016 Capital Improvement Plan. Engineering is finishing up the plans for both Phase 1 and Phase 2 of this project and is hoping to bid the project in the next couple of weeks. Previously, \$20,000 had been appropriated to the project for the preparation of the plans. Legislation to appropriate and transfer funds for permit fees, legal advertisement, etc. is requested. Ordinance No. 2018-033 was created.

FROM:	CIT Fund - Capital Improvements Restricted Account	\$ 1,500.00
TO:	Areas B-4 & B-6 Sewer Separation, Phase 1 Project No. 32556000	\$ 1,500.00

Filed.

Service Director/Acting City Engineer Brian Thomas – Rubber Flooring for Arena Area, Project No. 31982900

This project was included in the 2018 Capital Improvement Plan with an estimated cost of \$62,000. This amount was based upon quotes received from multiple vendors. Legislation to appropriate and transfer funds so that the work at the CUBE can be scheduled and completed before the ice is put back down is requested. Ordinance No. 2018-034 was created.

FROM:	CIT Fund - Capital Improvements Restricted Account	\$ 62,000.00
TO:	Rubber Flooring for Arena Area Project No. 31982900	\$ 62,000.00

Filed.

Hancock Regional Planning Commission Director Matt Cordonnier – Design Review District documents

Mr. Cordonnier is submitting two (2) Design Review District documents for Council's consideration. They are revisions to the Design Review Ordinance and the Design Review District Design Guidelines. The adoption of these two (2) documents constitute the final step in activating the Design Review District. City Council adopted Ordinance No. 2017-059 on September 5, 2017 which created Chapter 1138 of the Findlay Zoning Code to create the Design Review District and the Design Review Board. City Council confirmed the appointment of nine (9) citizens to serve on the Board on October 17, 2017. The Design Review Ordinance No. 2017-059 states "The Design Review Board will maintain a written set of design guidelines that will assist in evaluating proposed projects. The guidelines shall be adopted by City Council." Creating the Design Guidelines has been the primary task of the Design Review Board since it was created. The Board has completed the Design Guidelines and are ready for consideration by City Council. Legislation to amend Chapter 1138 and adopt the Design Review Guidelines and place them in the newly created Chapter 1139 of the Findlay Zoning Code is requested. Ordinance No. 2018-035 was created.

Discussion:

Councilman Russel asked Mr. Cordonnier from the audience to highlight what is being proposed. HRPC Director Cordonnier replied that he submitted two (2) documents to Council. One are amendments to Chapter 1138 which was adopted last fall. That ordinance creates the Design Review District. As the Board was populated and had their initial meetings, there are a few Lawyers on that Board with opinions about some of language. The amendments in 1138 are mostly just switching from "change" to "alteration" which added uniformity to the document. There are no significant material changes to 1138. The other document that was submitted is the Design Review Guidelines. When Chapter 1138 was adopted creating the Design Review District and the Board, it states within that document that the Board will create a set of Design Review Guidelines to be adopted by City Council. During their four (4) meetings, they worked on the guidelines and are now bringing those to Council for adoption. Being that both documents are Zoning Code Amendments, he anticipates them being referred to the CITY PLANNING COMMISSION where they will review them and submit their findings back to Council. Councilman Russel asked if this is being sent to the PLANNING & ZONING COMMITTEE as well. Mr. Cordonnier replied he recommends this also be referred to PLANNING & ZONING COMMITTEE. Referred to CITY PLANNING COMMISSION and the PLANNING & ZONING COMMITTEE. Filed.

Hancock Regional Planning Commission Director Matt Cordonnier – CHIP program

The Ohio Office of Community Development offers counties and cities the opportunity to compete for funding to provide certain housing services to low and moderate income residents through the Community Housing Improvement Program or CHIP.

The State of Ohio encourages partnerships between political entities who are applying for competitive CHIP Grants. If Hancock County and the City of Findlay partner for a CHIP application, the grant amount that can be received is increased from \$350,000 to \$750,000. CHIP funds may be used for several different residential activities such as owner rehab, rental rehab, tenant based rental assistance, emergency home repair, down payment assistance, and Habitat for Humanity builds.

In 2014, Hancock County received a \$400,000 CHIP grant and in 2016, Hancock County and the City of Findlay received a \$850,000 CHIP grant.

WSOS and HRPC are working together to submit an application for 2018 CHIP funds for the City of Findlay and Hancock County. Legislation authorizing the Mayor to enter into a partnership agreement with Hancock County to apply for a combined CHIP grant application is requested. Ordinance No. 2018-036 was created. Filed.

City Planning Commission agenda – April 12, 2018; minutes – March 8, 2018. Filed.

COMMITTEE REPORTS: - none.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 008-2018

See page 1 (**RECOGNITION/RETIREMENT RESOLUTIONS** section).

ORDINANCES

ORDINANCE NO. 2018-024 (*2350 Keith Pkwy 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 2350 KEITH PARKWAY REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "I-1 LIGHT INDUSTRIAL".

Second reading of the Ordinance.

ORDINANCE NO. 2018-025 (*South St vacation*) requires three (3) readings

second reading

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

Second reading of the Ordinance.

ORDINANCE NO. 2018-026 (*2017 Ordinances & Resolution changes*) requires three (3) readings

second reading

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

Second reading of the Ordinance.

ORDINANCE NO. 2018-027 (*rotary refunds*) requires three (3) readings

first reading

adopted

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

Councilwoman Frische moved to suspend the statutory rules and give the Ordinance its second and third readings, seconded by Councilman Russel. Ayes: Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser, Frische. The Ordinance received its second and third readings. Councilwoman Frische moved to adopt the Ordinance, seconded by Councilman Russel. Ayes: Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser, Frische. Harrington. The Ordinance was declared adopted and is recorded in Ordinance volume XXI, Page 2018-027 and is hereby made a part of the record.

ORDINANCE NO. 2018-028 (*R&M bldgs. & grounds for recreation functions*) requires three (3) readings
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading adopted

Councilman Russel moved to suspend the statutory rules and give the Ordinance its second and third readings, seconded by Councilman Harrington. Ayes: Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser, Frische, Harrington, Hellmann. The Ordinance received its second and third readings. Councilman Slough moved to adopt the Ordinance, seconded by Councilman Harrington. Ayes: Ostrander, Russel, Shindledecker, Slough, Watson, Wobser, Frische, Harrington, Hellmann, Niemeyer. The Ordinance was declared adopted and is recorded in Ordinance volume XXI, Page 2018-028 and is hereby made a part of the record.

ORDINANCE NO. 2018-029 (*GIS software replacement*) requires three (3) readings
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

first reading adopted

Councilman Russel moved to suspend the statutory rules and give the Ordinance its second and third readings, seconded by Councilman Hellmann. Ayes: Russel, Shindledecker, Slough, Watson, Wobser, Frische, Harrington, Hellmann, Niemeyer, Ostrander. The Ordinance received its second and third readings. Councilman Wobser moved to adopt the Ordinance, seconded by Councilman Watson. Ayes: Shindledecker, Slough, Watson, Wobser, Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel. The Ordinance was declared adopted and is recorded in Ordinance volume XXI, Page 2018-029 and is hereby made a part of the record.

ORDINANCE NO. 2018-030 (*N Blanchard St storm sewer replacement*) requires three (3) readings
AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS FOR THE REPLACEMENT OF STORM SEWER ON NORTH BLANCHARD STREET, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING A REAL AND PRESENT EMERGENCY.

first reading adopted

Councilman Hellmann moved to suspend the statutory rules and give the Ordinance its second and third readings, seconded by Councilman Shindledecker. Ayes: Slough, Watson, Wobser, Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker. The Ordinance received its second and third readings. Councilman Russel moved to amend the Ordinance to change the dollar amount from \$260,000 to now be \$190,000, seconded by Councilman Hellmann.

Discussion:

Councilwoman Frische asked who the contractor is. Service Director/Acting City Engineer Thomas replied the lowest bidder was Hohenbrink Excavating.

Ayes: Watson, Wobser, Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough.

Councilman Wobser moved to adopt the Ordinance as amended, seconded by Councilman Harrington. Ayes: Wobser, Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson. The Ordinance was declared adopted and is recorded in Ordinance volume XXI, Page 2018-030 and is hereby made a part of the record.

ORDINANCE NO. 2018-031 (*2017 annual sewer & manhole lining program*) requires three (3) readings
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

first reading

First reading of the Ordinance.

ORDINANCE NO. 2018-032 (*Blanchard St/Sixth St intersection upgrade*) requires three (3) readings
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

first reading

First reading of the Ordinance.

ORDINANCE NO. 2018-033 (*areas B-4 & B-6 sewer separation Phase 1*) requires three (3) readings
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

first reading

First reading of the Ordinance.

ORDINANCE NO. 2018-034 (*rubber flooring for CUBE arena*) requires three (3) readings
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

first reading

First reading of the Ordinance.

ORDINANCE NO. 2018-035 (*Design Review District changes*) requires three (3) readings
AN ORDINANCE REPLACING CHAPTER 1138, ENTITLED DESIGN REVIEW REGULATIONS, AS WELL AS ENACTING NEW CHAPTER 1139 ENTITLED DESIGN REVIEW GUIDELINES, BOTH OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

first reading

First reading of the Ordinance.

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

Councilman Hellmann moved to suspend the statutory rules and give the Ordinance its second and third readings, seconded by Councilman Harrington. Ayes: Frische, Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser. The Ordinance received its second and third readings. Councilman Hellmann moved to adopt the Ordinance, seconded by Councilman Harrington.

Discussion:

Councilman Shindledecker asked what type of housing projects would be involved through this program and asked if they would be individual or like those going in the Melrose Avenue area. HRPC Director Cordonnier from the audience replied there are several different types, but mostly for owner-occupied housing rehabilitation for those in the lower income range that qualify. For example, if someone's furnace goes out, these funds can be used to replace the furnace. It is not for new housing other than Habitat for Humanity housing as they often receive some funding through this program for new homes. Other than that, its existing homes that are getting refurbished.

Ayes: Harrington, Hellmann, Niemeyer, Ostrander, Russel, Shindledecker, Slough, Watson, Wobser, Frische. The Ordinance was declared adopted and is recorded in Ordinance volume XXI, Page 2018-036 and is hereby made a part of the record.

UNFINISHED BUSINESS:

OLD BUSINESS

Councilman Watson asked what the timeline for the rubber flooring at the CUBE is. Service Director/Acting City Engineer Thomas replied he wants to get it done before hockey season. There is not a set deadline. Once the money is appropriated, a purchase order will need to be created and then schedule everything with the vendor. It would be nice to have it approved prior to the third reading.

Councilman Wobser asked if this will go out to bid. Service Director/Acting City Engineer Thomas replied that the CUBE has already received quotes from multiple vendors.

Councilman Slough pointed out that late last year, there was a COMMITTEE OF THE WHOLE meeting to discuss a downtown hotel wanting to purchase a City-owned parking lot. The individual who was interested in it has since passed away, but his business partner approached Councilman Slough recently wanting to know where the City stood on this. The last conversation on it was that the City was going to do some sort of estimate on pricing and asked if that had been done. They are ready to move forward with this, but need to have some sort of appraisal done on the property. He asked what needs to be done to accomplish that. Safety Director Schmelzer replied he can arrange an appraisal with Law Director Rasmussen if Council so desires. Councilman Slough added that Law Director Rasmussen has told him that it is the hotel's responsibility to get the appraisal, but he feels it should be the City that would get it done. Safety Director Schmelzer replied that if Council is interested in entertaining an offer, they would want an Appraiser that the City would hire.

Mayor Mihalik pointed out that the property would have to go through a public auction, so an appraisal is a good idea so that a base line can be established to know what it is worth. Council will have to decide if they want to sell it or not, so a conversation on that is probably needed. If it is decided to sell it, an appraisal would be beneficial. Councilman Slough replied that conversation did take place at last year's COMMITTEE OF THE WHOLE meeting with a consensus that it is something to give serious consideration to.

Councilman Harrington echoed what Mayor Mihalik just stated that the property would have to go through a public auction, and if that is to take place, an appraisal should be done to set an approximate value. The initial conversation with the individuals interested in purchasing the parking lot had indicated that they were upset with the current amount they were paying to lease the property, so they are looking to cut expenses wherever possible. The amount they have been paying to lease it seems to be a little absorbent. He is unsure when their lease terminates.

Councilwoman Frische noted that it appears that all of Council agrees that this should go to auction, but feels the City should set a minimum amount they will accept. The amount of money that the City receives from the lease payments pays to run the Parking Department. There are other tenants on that property. She learned after the COMMITTEE OF THE WHOLE meeting last year that the County is looking to widen and raise the Martin Luther King Bridge which might take over part of the area of the parking lot in question. Council has a lot more questions than just getting an appraisal. Financial Planning is also needed if the City does sell this property. There needs to be a minimum amount received to continue to handle the Parking Department operations until it is filled. The City needs to communicate with the County on what all the Martin Luther King Bridge project entails. She is unsure if selling it can be decided now. She suggested the Mayor work with the County to get answers on their project, and the City Auditor to give Council a better picture of the City's finances for the property before an appraisal is done and before putting it out to bid.

City Auditor Staschiak informed Council that he is willing to work with Council on any financial projections needed. This already is a subsidized fund so parking is already being subsidized. He has attended two (2) meetings where flood mitigation has been discussed, so Council should not tread into that conversation lightly and feels it is premature to obtain an appraisal now.

Councilman Wobser added that lot could come into play when trying to raise that intersection as a thoroughfare during flooding.

Councilman Shindledecker also thinks selling the property is premature. It should not be sold for a number of months. If Council has any strong oppositions to selling it, then it should probably not go through the charade of an appraisal at this time. He opposes making a change at this time.

Councilman Wobser suggested asking the interested party what a suitable lease arrangement would be and renegotiate the lease so that they can continue to conduct business and can invest as they want without the City disposing the property.

Councilman Slough pointed out that he is only conveying what they asked him to convey. They did not mention anything about having this done quickly and understand that the process takes awhile. They just want to move forward. Based on the last COMMITTEE OF THE WHOLE meeting, they indicated that they want to make a significant investment within their hotel but want assurances that if they did, they would have the space available.

Mayor Mihalik if Council decides they want to sell it, the Administration will be happy to do the leg work for it. If it is too early and are not ready to sell it, then the Administration can do the leg work on the flood mitigation side of it. It is the City's right-of-way. It is Council's decision what to do.

Councilman Hellmann agrees with Mayor Mihalik that Council needs to prioritize this issue. The first thing should be to talk to the County Commissioners and with the Flood Mitigation Representatives to see if they need it. If they do not need it, the City will move on to the second and third step.

Councilwoman Frische asked the Mayor if she can contact the County Commissioners and then report back to Council on where they are at with it as flooding is priority City and County-wide. Once Council knows where the County is at with this, they can then decide if they want to take the next step and have the City Auditor provide some projections on what minimum amount to set, and then can talk appraisal. Mayor Mihalik replied she will as long as there is a consensus of Council to move forward. President Monday suggested that if Council is in favor of doing the appraisal immediately, he will accept a motion to do so. If the majority of Council wants the appraisal, then that is the way it will go. If there lacks a motion, this issue will stay the way it is and the recommendation to the Mayor will take place and she will report back to Council on her findings.

Councilman Wobser moved to delay any further action until Council hears back from the Mayor on how this fits into any potential flood mitigation plans down the road, seconded by Councilwoman Frische. All were in favor. Motion approved. Filed.

Councilman Hellmann pointed out that the tax deferral issue will probably come back up again in a few months. He has spoken with existing and former Councilmembers as well as members of the Administration about it, but the more he talks about it with someone, the more confused he gets. He requested a COMMITTEE OF THE WHOLE meeting as an educational forum and invite the Income Tax Administrator to attend and provide information on the deferral program for a better understanding.

Councilman Hellmann moved to have a COMMITTEE OF THE WHOLE meeting, seconded by Councilman Slough.

Discussion:

Councilman Watson asked if this will be the only item to discuss at that meeting. Councilman Hellmann replied it would be his preference to only have one (1) agenda item.

Councilman Niemeyer asked if he can make a motion to change it to a two (2) item agenda meeting. President Monday replied he cannot because there is already a motion on the floor that has to be acted upon first.

Councilman Wobser asked if a COMMITTEE OF THE WHOLE meeting is being requested because of new information that Councilman Hellmann feels will change his vote on this. He asked why Council is bringing this up again. Councilman Hellmann replied he is comfortable leaving it the way it is, however, he does not understand what all goes on and why the City sometimes gives money back, sometimes hold money over, etc. He would like an explanation on how it works. When this subject comes up again, he fears there will be a lot of angst and raised voices over the whole issue, so instead, he would like to have a civil discussion now on it to include the City Income Tax Administrator instead of an argument during a City Council meeting.

Ayes: Frische, Hellmann, Niemeyer, Ostrander, Slough, Wobser. Nays: Harrington, Russel, Shindedecker, Watson. Motion passes.

Councilman Hellmann: **COMMITTEE OF THE WHOLE** meeting on April 24, 2018 at 5:00pm in the third floor conference room of the Municipal Building (CR1).

agenda: City Income Tax estimated payment program

Councilwoman Frische requested another COMMITTEE OF THE WHOLE meeting to discuss security at Findlay City Schools and how the City of Findlay can be part of the future picture with security. She asked if Council wants the meeting to be the same day as the other COMMITTEE OF THE WHOLE and if they want to start at 4:00pm or 6:00pm. She asked how much time would be needed with the other subject matter. She would like to invite the Findlay City Schools Security team and to have Ed Kurt give a presentation on what their needs are, if there is a way to partner with the Findlay Police Department and their Security, if there is any available funding that can be put towards it, and if there are any additional staffing needs to cover the elementary and/or middle schools. She would also like to look at costs involved.

Discussion:

President Monday does not advocate for or against this issue in his position as Council President. He was not at the last City Council meeting, but when he arrived home last week, he received a phone call from the President of the Findlay City School Board asking about the COMMITTEE OF THE WHOLE meeting, in which President Monday did not know anything about, so he read the minutes and then called him back and told him what the purpose of that meeting was. He told President Monday that he discussed this with the Superintendent of Findlay City Schools and that neither of them want a meeting with the City. Councilwoman Frische replied that she just talked to the Security Department last week and they were working with Mr. Kurt on this. President Monday replied that the conversation he had was with Mr. Aldrich who said he does not want a meeting. Councilwoman Frische asked if they want funding or support from the City. President Monday replied he did not ask that specific question, but stated they do not want a meeting with the City. He did not ask what the meeting would be about.

Councilman Shindedecker also received the same information that President Monday did. It would be very premature to have a meeting now as they are not interested in doing this at this time.

Councilman Hellmann had a conversation with the Superintendent yesterday about the discussions that took place earlier. He told him the same things President Monday stated tonight that his Board and his Administration do not care to meet with the City right now on this issue. Councilman Hellmann would only entertain a meeting with them after the City receives something in writing articulating what the request would be, otherwise, he does not want to go down that path.

Councilman Harrington pointed out that the safety of our schools is on everyone's mind, especially with the recent tragedies. There are some sobering statistics of bomb threats and other statistics that have been developed since the Parkland shooting. Findlay City Schools have had discussions about security in their schools. It is an issue that Findlay City Schools should be the leaders of. He supports anything Findlay City Schools bring to Council when asking for support as long as it is reasonable. He does not believe anyone on Council would disagree that it is the safety of our children, teachers, and our citizens that Council will always look at. It should be discussed further with Mr. Kurt and the head of their security, and if they decide it is an issue that they would like to meet with the City on, he would be all for that, but feels it is premature based on the conversations others have had with them to have a COMMITTEE OF THE WHOLE meeting if they are not going to be in attendance.

Mayor Mihalik noted that right after the Parkland event and right before the State of the City was given, she and Ed Kurt had a conversation about what their needs are and how the City could play a role in supporting a safe environment for the students that are a part of our citizenry. Mr. Kurt had said that they are evaluating a lot of different things at that time and wanted to have a public forum. That public forum occurred and they received several recommendations from the public. There were a lot of individuals who contributed significantly to that conversation. They are evaluating the suggestions given to them by the parents and those who attended, and are currently in the process of moving forward with a couple of the recommendations (i.e. bullet proof glass, etc.). They are also evaluating if there is a need for additional Resource Officers. Her conversations with Mr. Kurt today after following up with him after the last Council meeting when Council requested a COMMITTEE OF THE WHOLE meeting and asked him how they are interested in moving forward to which he told her it is premature to have a conversation about what their needs are at this point as they are evaluating those needs internally and will get back with her when that is complete and finished.

Councilwoman Frische plans to follow up on this as it was a very strange conversation that took place at Council tonight. If Mr. Kurt does not need the City's support at this time, then Council will react when they are ready. It appears that conversations have taken place other than the ones she has had over at the school prior to Easter. When talking about security and the community, it is an ever-changing dynamic. When she talked with the schools, they were very interested and wanted to do this before the last meeting. If they are no longer interested, she would like to have that clarified, will not earmark funding for doing anything, and will not need a COMMITTEE OF THE WHOLE meeting.

Councilman Wobser asked if there will be a conversation on this at some point and time and asked how the City would be able to help. He feels that there is just a delay now in where it is going and that the City needs to just wait until the Board get their ducks in a row and will hopefully come back to Council when ready and then both the Board and Council will figure out if they can work together.

Mayor Mihalik pointed out that sometimes semantics can get in the way of an understanding. Findlay City Schools has a plan in place if something of that tragic nature were to occur. Our community has a plan that involves First Responders from all different jurisdictions to respond. Findlay is better prepared than most in the entire County for an event of that nature occurring at one of the school buildings that houses our children. Council should not misinterpret tonight's conversation as being that Findlay City Schools does not have a plan, because they do. They are evaluating if there is a need to add additional security measures to their existing plan. She does not believe that this is a done conversation and does think there are some misunderstandings about what the School Board and the Superintendent would like the City to do at this point. It is important to continue the great relationship the City has with the Findlay City Schools, do as they request, and wait to be asked to contribute. They know and have known to call the City, whether it be a water issue, a security issue, or whatever the issue. They know we are there for them. She will respect their wishes and let them go through their processes and will systematically handle it when it is the proper time.

President Monday pointed out that a COMMITTEE OF THE WHOLE meeting was approved at the last meeting, but now will want to do it at a later date when it is more appropriate. If that is Council's desire, a motion and a second to the motion is needed to not have a COMMITTEE OF THE WHOLE meeting and then revisit it later.

Councilman Harrington moved to table Councilwoman Frische's motion for a COMMITTEE OF THE WHOLE meeting concerning this matter, seconded by Councilman Russe]. All were in favor. President Monday confirmed that this is tabled and pointed out that it will not take another motion to have the meeting, but will take another motion to remove it from the table and schedule a date.

NEW BUSINESS

Councilman Harrington: **PLANNING & ZONING COMMITTEE** meeting on April 12, 2018 at 12:00pm in the first floor Council Office of the Municipal Building (CO).

- agenda: 1. Design Review (*Ordinance No. 2018-035*)
2. 113 Alexander Place rezone
3. 2131 Spruce Drive rezone

Service Director/Acting City Engineer Thomas requested an Executive Session to discuss a personnel matter. Councilman Slough moved to adjourn into executive at 8:07pm, seconded by Councilman Harrington. All were in favor. Councilman Harrington moved to adjourn out of executive session at 8:21pm, seconded by Councilwoman Ostrander. All were in favor. Filed.

All were in favor. Filed.

President Monday adjourned Council at 8:22 pm.


CLERK OF COUNCIL


PRESIDENT OF COUNCIL