

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

August 20, 2013

COUNCIL CHAMBERS

ROLL CALL of 2012-2013 Councilmembers

PLEDGE OF ALLEGIANCE

MOMENT OF PRAYER

ACCEPTANCE OR CHANGES OF MINUTES AND PUBLIC HEARINGS:

Acceptance or changes to the August 6, 2013 Regular Session City Council meeting minutes.

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

PROCLAMATION – none.

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTIONS NO. 030-2013 (*Robert Holmes retirement*)

First reading

A RESOLUTION COMMENDING ROBERT HOLMES FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

WRITTEN COMMUNICATIONS – none.

ORAL COMMUNICATIONS – none.

PETITIONS:

Zoning amendment request – 124 and 124 ½ Center Street

G. Jeanne Wasboro has requested a zoning change for 124 and 124 ½ Center Street from R3 single family, high density to M2 multiple family, high density. The property is currently a duplex, and Ms. Wasboro wishes to change it to a triplex. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 1806, 1810, 1822, and 1849 Payne Avenue

Wendy McCormick, Habitat for Humanity, has requested a zoning change for 1806, 1810, 1822, and 1849 Payne Avenue from R2 single family, medium density to R3 single family, high density. The property is currently vacant, and Ms. McCormick wishes to change it to a triplex. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

City of Findlay Board of Zoning Appeals minutes – July 11, 2013.

N.E.A.T. Departmental Activity Report – June and July 2013.

Service-Safety Director Paul Schmelzer – US Route 224 (Section 15.67); ODOT PID #92452 Tiffin Avenue Signal Synchronization; Project #32894000

The Ohio Department of Transportation (ODOT) is finalizing details for this project. Preliminary legislation Ordinance No. 2012-008 was adopted by Council on January 17, 2012, and the City's share of the construction funding was appropriated with Ordinance No. 2013-022. At this time, adoption of a final Resolution prepared by ODOT is needed. ODOT will then bid and contract the project for construction. Resolution No. 031-2013 was created.

City Planning Commission minutes – August 8, 2013.

Service-Safety Director Paul Schmelzer – ODOT FY14 Resurfacing (PID 95298), Project No. 32832300

The City is eligible for Federal Urban Allocation Funds administered through the Ohio Department of Transportation (ODOT). This project is eligible for this type of funding. In 2013, these funds were used for the manhole adjustments and resurfacing. This project will be funded by ODOT at eighty percent (80%) which is an estimated seven hundred thirty-eight thousand four hundred dollars (\$738,400.00) with a twenty percent (20%) match from the City. The City's matching share is included in the 2014 5-year Capital Improvements Plan. Legislation authorizing the Service-Safety Director to enter into a project agreement with ODOT is requested. Resolution No. 032-2013 was created.

Mayor Lydia Mihalik – transfer of funds

Mayor Mihalik will be traveling to Japan from September 6, 2013 – September 15, 2013 with a contingent of representatives from Hancock County, The Findlay-Hancock County Alliance, the University of Findlay, and a business leader in the community in order to continue the good relations the City of Findlay has with the Japanese companies that have chosen Findlay to be their home. The approximate cost of the trip is four thousand dollars (\$4,000.00). Legislation to transfer funds is requested. Resolution No. 033-2013 was created.

FROM: Human Resources #21018000-personal services

\$ 4,000.00

TO: Mayor #21002000-other

\$ 4,000.00

Service-Safety Director Paul Schmelzer – 2013 Sewer Cleaning (large diameter), Project No. 35630400

By authorization of Ordinance No. 2013-022, bids were opened for this project on July 25, 2013. Bids were received from two (2) potential contractors with a contract in the amount of one hundred twenty-nine thousand three hundred dollars (\$129,300.00) being awarded to Lake County Sewer of Willowick, Ohio. The project is included in the 2013 Capital Improvements Plan. Legislation to appropriate funds is requested which allows for ten percent (10%) contingency and inspection time. Ordinance No. 2013-056 was created.

FROM: Sewer Fund \$ 150,000.00
TO: 2013 Sewer Cleaning (Large Diameter) Project #35630400 \$ 150,000.00

City Auditor Jim Staschiak – Workers Compensation programs

Legislation authorizing the City to participate in the Bureau of Workers Compensation group retrospective rating program in on the August 20, 2013 City Council agenda. It is necessary to have Council's approval each year to enroll in the program. This Ordinance must be passed by the second meeting in September. The financial benefits of each program the Bureau offers is reviewed and analyzed throughout the year by the Auditor's Office with the assistance of Comprmanagement, Inc., the City's third party administrator. Consideration was given to each option and it has been determined that the group retrospective rating program would best serve the needs of the City in 2014. This is a change from the individual retrospective rating program the City has participated in since 2010. The group program significantly reduces our liability over the current program at no increase in overall cost. Ordinance No. 2013-055 was created.

City Auditor Jim Staschiak – 4th Bond Counsel legislation

On July 16, 2013, Council passed three (3) ordinances allowing the City to package a debt issuance with the intent on reducing interest costs and allow proper management of cash flow in the Water and Water Pollution Control Center funds. As part of debt issuance being considered, it is advantageous to pass legislation to include the current sidewalk program, estimated twenty-five thousand dollars (\$25,000.00). By adding this, it allows the City to further benefit from the economies of scale we hope to obtain. Ordinance No. 2013-050 was created by Bond Counsel.

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for BWW Findlay LLC dba Buffalo Wild Wings, located at 15080 Flag City Drive & Patio, Findlay, Ohio for a D5 and D6 liquor permit. This requires a vote of Council.

Gregory R. Horne, Chief of Police – BWW Findlay LLC dba Buffalo Wild Wings, located at 15080 Flag City Drive & Patio, Findlay, Ohio. A check of the records shows no criminal record on the following:

- Michael Mastro
- Lori Mastro

Treasurer's Reconciliation Report – July 31, 2013.

Budget Summary of Year-To-Date Information Report/Cash & Investments Report as of July 31, 2013.

Service-Safety Director Paul Schmelzer - Street Improvements 2013

Additional funds are being requested for the street preventative maintenance program and the street resurfacing program. Both of these are regular items on the Capital Improvements Plan and are well ahead of schedule. Service-Safety Director Schmelzer would like to move ahead on the street improvements if funding and schedule are available. He would like to appropriate one hundred fifty thousand dollars (\$150,000.00) to street preventative maintenance and three hundred fifty thousand dollars (\$350,000.00) to the 2013 street resurfacing project. The streets chosen to be improved will be taken from the pavement ranking list and coordinated with the contractor to ensure any project started will be completed. The City can waive the formal bidding process and move forward at the same unit prices because the low bid primary contractor is willing to hold the pricing established during the initial bidding of the project for this season. If Council approves the appropriation, these projects can move forward immediately allowing more work to get done as the need has already been established. The 5-year capital plan would allow funding to be available next year. With little control over the weather and with unit prices already locked in from the initial bidding process for this year, the Service-Safety Director recommends moving forward to start on this project yet this year. While he is not opposed to having this appropriation request go through the Appropriations Committee, it seems redundant and will postpone the start of the projects. Legislation to waive formal advertising and bidding, enter into a contract or contracts, and appropriate funds is requested. Ordinance No. 2013-056 was created to appropriate funds and 2013-057 was created to authorize waiving bidding processes and enter into a contract.

FROM: Capital Improvements – CIT \$ 500,000.00
TO: Streets Preventative Maintenance #32820200 \$ 150,000.00
TO: 2013 Resurfacing Program #32830100 \$ 350,000.00

Service-Safety Director Paul Schmelzer – Great Lakes Restoration Initiative grant

Phil Martin with the Blanchard River Watershed Partnership is in the process of pursuing a grant through the EPA and the Great Lakes Restoration Initiative Grant for ninety-two thousand dollars (\$92,000.00) to create a riparian corridor along Lye Creek near the Blanchard River to create a wildlife habitat in this area, and if implemented, this area would no longer need to be mowed by City crews. This would not require a match from the City. If the grant is awarded, Council's permission to move grant dollars into a project for design and implementation would be needed. The maintenance dollars required after the project is completed will be minimal. Legislation authorizing the Service-Safety Director to pursue the grant is requested. Ordinance No. 2013-058 was created.

Mayor Lydia Mihalik – revamp City's website

The City is in the process of revamping the City's website. This will require an addition one thousand one hundred dollars (\$1,100.00) to complete the project. A transfer of funds is requested. Resolution No. 033-2013 was created.

FROM: Human Resources #21018000-personal services \$ 1,450.00
TO: Mayor #21002000-other \$ 1,450.00

COMMITTEE REPORTS:

A COMMITTEE OF THE WHOLE to whom it was referred a request from Councilman Murray to discuss the proposed CRA expansion.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 030-2013 - See page 1

RESOLUTION NO. 031-2013

First reading

(*ODOT – US 224 (Section 15.67); ODOT PID #92452 Tiffin Avenue Signal Synchronization; Project #32894000*)

A FINAL RESOLUTION COOPERATING WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE TRAFFIC SIGNAL SYNCHRONIZATION PROJECT TO REDUCE CONGESTION AND IDLE TIME ON TIFFIN AVENUE BETWEEN PLAZA STREET AND COUNTY ROAD 236; TRAFFIC SIGNAL REPLACEMENT AT THE INTERSECTIONS OF TIFFIN AVENUE/CROY DRIVE, AS WELL AS SIGNAL UPGRADES IN THE CORRIDOR, LOCATED WITHIN THE CORPORATE LIMITS OF CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 032-2013 (*ODOT – street resurfacing*)

First reading

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF FEDERAL URBAN ALLOCATION FUNDS FOR THE STREET RESURFACING PID95298 - PROJECT NO. 32832300, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 033-2013 (*Japan travel expenses; revamp City's website*)

First reading

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

RESOLUTION NO. 034-2013 (*correct Ordinance No. 2013-045*)

First reading

A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY

ORDINANCES

ORDINANCE NO. 2013-046 (*Rockwell rezone*)

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 ROCKWELL REZONE) WHICH PREVIOUSLY WAS ZONED "I1 LIGHT INDUSTRIAL" TO "R3 SINGLE FAMILY".

ORDINANCE NO. 2013-047 (*Hillcrest rezone*)

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 HILLCREST REZONE) WHICH PREVIOUSLY WAS ZONED "R1 SINGLE FAMILY LOW DENSITY" TO "O1 INSTITUTIONS AND OFFICES.

ORDINANCE NO. 2013-048 (*Griffith ROW vacation*)

Second reading

AN ORDINANCE VACATING A PORTION OF FIFTH STREET RIGHT-OF-WAY (HEREINAFTER REFERED TO AS GRIFFITH RIGHT-OF-WAY VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2013-050 (*4th Bond Council ordinance*)

First reading

AUTHORIZING THE ISSUANCE OF BONDS IN THE AMOUNT OF NOT TO EXCEED \$25,000 FOR THE PURPOSE OF REPAIRING SIDEWALKS AND INSTALLING NEW SIDEWALKS, INCLUDING ALL APPURTENANCES THERETO; AND AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-051 (*Parking Authority*)

First reading

AN ORDINANCE AMENDING SECTIONS 147.01 AND 147.03 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-052 (*DFID – proceed with assessment*)

First reading

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

ORDINANCE NO. 2013-053 (*Darway annexation – accepting annexation*)

First reading

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 11, T1N, R10E, A TRACT OF LAND CONTAINING 3.833 ACRES OF LAND, MORE OR LESS AND FURTHER DESCRIBED HEREIN, AND TO PETITION THE COUNTY COMMISSIONERS TO ALTER THE BOUNDARIES IN ACCORDANCE WITH SECTION 503.07 (HEREINAFTER REFERED TO AS THE DARWAY ANNEXATION).

ORDINANCE NO. 2013-054 *(Darway annexation – rezone)*

First reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS C2 GENERAL COMMERCIAL DISTRICT (HEREINAFTER REFERRED TO AS THE DARWAY ANNEXATION).

ORDINANCE NO. 2013-055 *(join Workers Compensation programs)*

First reading

AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-056 *(appropriation of funds)*

First reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-057 *(street preventive maintenance & street resurfacing programs)*

First reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH NEWCOMER CONCRETE SERVICES, INC. FOR 2013 STREET PREVENTATIVE MAINTENANCE AND STREET RESURFACING PROGRAMS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-058 *(Great Lakes Restoration Initiative grant)*

First reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION THROUGH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS
NEW BUSINESS

PETITION FOR ZONING AMENDMENT

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

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

ADDRESS 124 1/2 Center St. SUBDIVISION North Findlay Addl

LOT NO.(s) 959 (Purchasing Property on land contract from Aunt Betty Riley since October 1999)

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

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

Betty Riley No Findlay 959 124 Center St.
26208 Westwood Rd
Findlay 419 422 1685

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE duplex - wish to become triplex

PRESENT ZONING DISTRICT single family

PROPOSED ZONING DISTRICT multi-dwelling

- 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 THIS 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 statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person G. Jeanne Wasbro Cwasbro Rental Property, LLC.

Mailing Address 115 East Front St., Findlay OH 45840

Phone No. (Home) _____ (Business) X 419-423-8321

08-07-2013
(date)

G. Jeanne Wasbro
(Signature of Contact Person)

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission ___ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

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Hancock County GIS



Notes

Properties Contiguous to 124 and 124 ½ Center

118 Center Street: Eric and Jennifer Bishop, 7362 Lavender Lane, Lewis Center OH 43035

118 Center Street, Rear: Harrold R. Douglas et al, 16474 TR 302, Mt. Blanchard OH 45867

320 Clinton Street: Gerardo and Concepcion Lopez, 320 Clinton Street, Findlay OH 45840

121 and 125 Center Street: Lawrence F, Jr. and Anne L. Kresser, 204 Elm Street, Findlay OH 45840

PETITION FOR ZONING AMENDMENT

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

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

ADDRESS Thrope + Andrews West Park SUBDIVISION

LOT NO.(s) (1+2), 21, 22, 23, 24

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

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

parcel: 210001028626 (1+2)	1849	Payne Ave (block 17)
parcel: 210001027674 (21)	1822	Payne Ave
parcel: 210001027673 (22)	1810	Payne Ave
parcel: 210001028527 (23+24)	1806	Payne Ave

} (block 15)

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE VACANT - to be single family

PRESENT ZONING DISTRICT R-2 single family medium density

PROPOSED ZONING DISTRICT R-3 single family high density

- Vicinity map showing property lines, streets, and existing and proposed zoning.
- List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
NOTE: COMPLIANCE WITH THIS 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.
- A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person Wendy McCormick, Habitat for Humanity
Mailing Address 2042 Tiffin Ave FINDLAY
Phone No. (Home) _____ (Business) _____
719 429 1400 Wendy McCormick
(date) (Signature of Contact Person)

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission ___ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

Hancock County GIS



Notes

Lots 1 + 2
21 - 24

Board of Zoning Appeals

July 11, 2013

Members present: Phil Rooney, Chairman; David Russell, Secretary; Sharon Rooney.

The meeting was called to order at 6:00 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and explained the order of the proceedings and the general rules.

Case # 50363-BA-13 was reviewed by Judy Scrimshaw, HRPC:

Filed by Isaac Market Square Findlay LTD. for the property at 1801 Tiffin Avenue. The Applicant is seeking a variance from section 1161.128C of the City of Findlay Zoning Ordinance. The applicant has proposed to replace a nonconforming sign with a low-profile sign. This sign is required to have a ten foot setback from the Tiffin Avenue right-of-way. The applicant is requesting to place the sign five feet from the right-of-way.

This site sits in the middle of the Market Square shopping plaza. It is considered an outlot and is required to have a low-profile sign once the old pylon sign is removed. The site is undergoing a renovation to accommodate two businesses. The new sign will meet height (8') and size (60 square feet) requirements. To improve visibility for the sign, the applicant would like to move it five feet closer to the right-of-way.

As you know, wall signs are not regulated and this is a stand-alone building with plenty of visibility from Tiffin Avenue. These wall signs may end up being more effective than any freestanding sign. Plus, patrons will eventually become familiar with the businesses once they are open.

On the other hand, there will be a series of parking spaces to the east and west of the proposed landscape area where the sign will be located. Vehicles in these spaces may limit the visibility of the new sign to some degree. The proposed 5 foot setback is at least an effort on the part of the applicant to meet the spirit and intent of the code. Is this enough reason to keep a new sign from meeting our current standards?

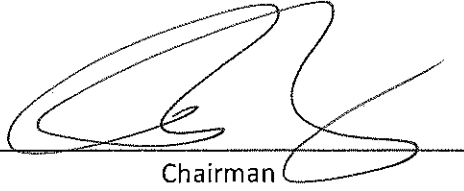
Mr. Zach Isaac was sworn in. He referred to the photos. He has a concern with visibility with the parking area along Tiffin Avenue.

There was no correspondence and no other person wished to speak on this issue.

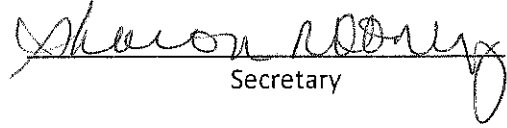
Mrs. Rooney made a motion to approve the variance as requested. The motion was seconded by Mr. Russell. The motion was approved 3-0 by voice vote. The applicant must obtain a zoning permit within 60 days.

Mr. Rooney made a motion to approve the June 2013 minutes. The motion was seconded by Mrs. Rooney. Motion was passed 3-0.

Meeting was adjourned.



Chairman



Secretary

City of Findlay

Lydia Mihalik, Mayor

N.E.A.T. DEPARTMENT

Neighborhood Enhancement and Abatement Team

318 Dorney Plaza, Room 304 • Findlay, OH 45840

Phone: 419-424-7466

www.findlayohio.com

July 2, 2013

City Council
City of Findlay, Ohio

RE: Departmental Activity

This report will serve as a summary of activities for the Neighborhood Enhancement and Abatement Team (NEAT) during the month of June 2013.

Dilapidated Structures

7 cases year to date

14 cases pending

Weeds

225 cases year to date

92 cases pending

Junk on Premises

95 cases year to date

91 cases pending

Junk Vehicles

61 cases year to date

89 cases pending

Minor Maintenance

2 cases year to date

4 cases pending

Miscellaneous

24 cases year to date

13 cases pending

Overgrowth

9 cases year to date

4 cases pending

Right of Way Issues

21 cases year to date

21 cases pending

Sidewalks

7 cases year to date

0 cases pending

Trash

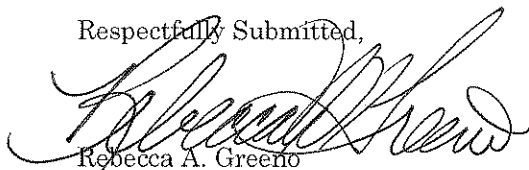
49 cases year to date

13 cases pending

The Neighborhood Enhancement and Abatement Team received 143 new cases and closed 114 cases during the month of June. The NEAT personnel continue to work diligently on the 341 cases that remained active at the end of the month.

Please contact NEAT personnel at any time if there are any questions or concerns. The staff remains dedicated to prompt response to issues that are brought to the attention of the department and works conscientiously with property owners to obtain compliance. The team appreciates the spirit of cooperation from the administration and City Council who continue to assist with the betterment of the community.

Respectfully Submitted,



Rebecca A. Greeno
N.E.A. T.

City of Findlay

Lydia Mihalik, Mayor

N.E.A.T. DEPARTMENT

Neighborhood Enhancement and Abatement Team

318 Dorney Plaza, Room 304 • Findlay, OH 45840

Phone: 419-424-7466

www.findlayohio.com

August 7, 2013

City Council
City of Findlay, Ohio

RE: Departmental Activity

This report will serve as a summary of activities for the Neighborhood Enhancement and Abatement Team (NEAT) during the month of July 2013.

Dilapidated Structures

9 cases year to date

15 cases pending

Weeds

265 cases year to date

80 cases pending

Junk on Premises

123 cases year to date

102 cases pending

Junk Vehicles

94 cases year to date

119 cases pending

Minor Maintenance

2 cases year to date

4 cases pending

Miscellaneous

31 cases year to date

12 cases pending

Overgrowth

14 cases year to date

5 cases pending

Right of Way Issues

22 cases year to date

8 cases pending

Sidewalks

7 cases year to date

0 cases pending

Trash

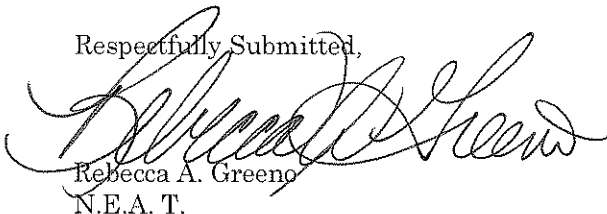
64 cases year to date

5 cases pending

The Neighborhood Enhancement and Abatement Team received 131 new cases which involved 81 properties. Neat personnel closed 122 cases during the month of July and continue to work diligently on the 350 cases that remained active at the end of the month.

Please contact NEAT personnel at any time if there are any questions or concerns. The staff remains dedicated to prompt response to issues that are brought to the attention of the department and works conscientiously with property owners to obtain compliance. The team appreciates the spirit of cooperation from the administration and City Council who continue to assist with the betterment of the community.

Respectfully Submitted,



Rebecca A. Green
N.E.A. T.

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

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

August 13, 2013

Honorable City Council
Findlay, OH 45840

RE: US Route 224 (Section 15.67); ODOT PID #92452
Tiffin Avenue Signal Synchronization; Project #32894000

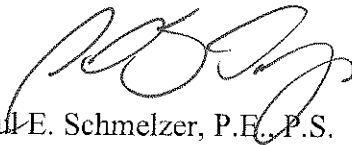
Dear Council Members:

The Ohio Department of Transportation (ODOT) is finalizing details for the above-referenced project. The preliminary legislation from ODOT (Ordinance No. 2012-8) was adopted by Council on January 17, 2012, and the City's share of the construction funding was appropriated with Ordinance No. 2013-22.

At this time, adoption of the Final Resolution prepared by ODOT is needed. ODOT will then bid and contract the project for construction.

Thank you for your consideration in this matter.

Sincerely,



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

pc: Donald J. Rasmussen, Director of Law
Engineering Department
File

City of Findlay City Planning Commission

Thursday, August 8, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

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

MEMBERS PRESENT:

Mayor Lydia Mihalik
Thom Hershey
Joe Opperman
Dan Clinger

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Eric Habegger, FFD
Matt Cordonnier, HRPC Director
Don Rasmussen

GUESTS:

Dan Stone, Todd Jenkins, Tony Iriti, Tim Mayle, Charles Bills, Michael Stearns, Ken Musch, Joe Bayliff, C. Stearns

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Thom Hershey
Joe Opperman
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

J. Opperman moved to approve the minutes of the July 11, 2013 meeting. T. Hershey seconded. Motion to accept carried 4-0.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-07-2013 filed by Philip L. Rooney, as agent for the Darway Annexation to zone approximately 3.83 acres on US 224 (Trenton Avenue) to C-2 General Commercial upon its annexation to the City of Findlay.

HRPC

General Information

This request is currently in Liberty Township and is zoned B-2 General Business. Land to the north and west is zoned B-2 in the township also. Land to the south and east is zoned C-2 General Commercial in the City. Small portions of the land in the southwest and southeast corners are in the 100 year flood plain. The land use plan designates the area as Regional Commercial.

Parcel History

CPC reviewed and approved site plans for an AutoZone store (December, 2011) and a Zippy's Car Wash (June, 2012) on this parcel.

Staff Analysis

This 3.83 acre parcel is near the completion of the annexation process. All parcels to be annexed to the City of Findlay are required to request a zoning classification as part of that process.

The parcel is currently zoned the equivalent of the C-2 General Commercial designation in the township. The businesses located here are permitted in C-2 and were reviewed by FCPC under the standards of that district.

ENGINEERING

None

FIRE PREVENTION

None

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-07-2013** to zone the Darway Annexation to C-2 General Commercial.

DISCUSSION

D. Clinger asked if property to the west is still B-2. J. Scrimshaw replied yes that it is in Liberty Township and is not a part of this application. D. Clinger asked if there is a correlation between the two (2) zoning districts. J. Scrimshaw stated yes that the two are very similar in the types of uses permitted.

MOTION:

T. Hershey made a **motion to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2013 to zone 3.83 acres known as the Darway Annexation to C-2 General Commercial upon its annexation to the City of Findlay.**

2nd. J. Opperman

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

2. SITE PLAN APPLICATION #SP-14-2013 filed by Ohio Logistics Ltd. for the expansion of a warehouse building and an additional warehouse building at 12560 Distribution Drive.

HRPC

General Information

This project is located in Allen Township. The township is not zoned. All surrounding parcels are also in Allen Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This area was platted as a two lot subdivision in 1998. A warehouse was constructed on Lot 1 in 1998 also.

Staff Analysis

CPC is reviewing this plan because the applicant is requesting City services. It will be reviewed as an I-1 Light Industrial development.

The existing subdivision consists of two (2) lots using a private drive. The existing drive is located on Lot 1. Ingress/egress and maintenance easements for the drive are on record.

We believe that incorrect property lines are shown on the plans. The County Auditor's website shows this lot continuing north to the northern boundary of the subdivision. We did find a deed on the recorder's website from 2005 describing this parcel as Lot 2 and part of Lot 1 containing 22.405 acres. It appears that the plans were drawn using the original subdivision plat dimensions. Property lines need to be corrected for the current situation.

This site plan consists of a 125,000 square foot addition to the existing building on Lot 1 as well as a new 130,000 square foot building to be constructed on Lot 2.

The expansion of the building on Lot 1 is on the north end and follows the existing east and west lines of the building. The front of the building is 89' from the right of way and the rear is 60' from the property line. Both setbacks exceed the minimum required in the I-1 zoning. The new addition will be 250' x 500'.

A proposed connecting drive is shown north of this building. This will permit trucks to cross back and forth to the Ball Metal property.

Parking calculations were submitted showing 10 employees on the largest shift. There is a 16 space parking lot on the east side of the existing building. We were told that the 10 employee number includes both warehouses. 1.1 spaces per employee equates to 11 spaces required, so this exceeds the minimum.

A new 130,000 square foot warehouse is proposed for Lot 2 on the east side of the drive.

The new warehouse will be 200' x 650'. The front of the building is 60' from the right of way

line of Distribution Drive and the rear of the building is approximately 140' from the property line. These both exceed the required setbacks. The north end of the building does however encroach into a recorded ingress/egress/utility easement. This easement should be vacated if it is no longer necessary. This can only be done by a replat.

No landscaping is required for industrial uses next to similar uses. Elevation drawings were submitted showing that the buildings are 43.75' high. This is well below the 60' maximum height standard.

Staff does have concern with traffic patterns within the site. It appears that trucks may need to use the "roadway" to maneuver into docking areas.

ENGINEERING

Access – Distribution Drive will be extended, proposed access points are appropriate. Future extension of the road will need to be examined for traffic volume and maneuverability issues. East/west access easement will need to be vacated or relocated.

Water & Sanitary Sewer – Plans for the extension of water and sewer are adequate for the site.

Stormwater Management – Existing detention pond at the south side of the existing building is sized to receive the drainage from the proposed improvements so no additional detention will be required.

Sidewalks – Outside City limits, no walks are required.

Recommendation: Approval of the plan subject to vacation or relocation of easement.

The following permits will be needed prior to construction:

- Sanitary Sewer permits
- Water permits
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

- Driving surface shall be capable of handling Allen Township Volunteer Fire Department (ATVFD) trucks prior to construction.
- Place additional hydrant on west side of building "A" north of fence/gate and south of the truck dock.
- Hydrants within a driving surface shall have crash protection.
- The fire department connection (FDC) shall be a Siamese (2x2 ½) and changed to a 5 inch Stortz fitting with 30 degree angled elbow if annexed into the City of Findlay. Exterior notification shall be a horn/strobe working on water flow only. Area in front the FDC shall be kept clear of landscaping, parking spaces, etc. FDC shall be labeled to what buildings are served.
- A Knox Box is required for buildings with fire alarm and sprinkler systems. Please contact ATVFD Chief Gary Hickman (419-348-4001) or atfdchief@aol.com for additional key box information.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-14-2013** for the expansion of a warehouse building and an additional warehouse building at 12560 Distribution Drive subject to the following conditions:

- Correction of property lines (HRPC)
- Vacation of east/west ingress/egress/utility easement (HRPC & ENG)
- Driving surface shall be capable of handling Allen Township Volunteer Fire Department (ATVFD) trucks prior to construction. (FIRE)
- Place additional hydrant on west side of building "A" north of fence/gate and south of the truck dock. (FIRE)
- Hydrants within a driving surface shall have crash protection. (FIRE)
- The fire department connection (FDC) shall be a Siamese (2x2 ½) and changed to a 5 inch Stortz fitting with 30 degree angled elbow if annexed into the City of Findlay. Exterior notification shall be a horn/strobe working on water flow only. Area in front the FDC shall be kept clear of landscaping, parking spaces, etc. FDC shall be labeled to what buildings are served. (FIRE)
- A Knox Box is required for buildings with fire alarm and sprinkler systems. Please contact ATVFD Chief Gary Hickman (419-348-4001) or atfdchief@aol.com for additional key box information. (FIRE)

DISCUSSION

T. Jenkins stated that they had reviewed the comments and have no issues with complying.

L. Mihalik asked if the Drerup property to the east would have any interest in the easement that will need to be vacated or relocated. She asked Mr. Rasmussen if would could legally ask them to vacate this if the Drerup land has any interest in that easement being there since it does touch on their property.

D. Rasmussen stated that it sounds as if the parties have been in discussion and they will be involved in the process.

T. Hershey stated he had concerns about trucks maneuvering and turning around in the right of way.

T. Jenkins replied that the street is private at this time. They have been speaking with S. Wilson. A lot will depend on the layout and how much traffic uses the road. S. Wilson did not have much concern as long as the road did not become a thoroughfare. T. Jenkins further stated that this is an industrial development. It serves as a destination point. Only those doing business there will use the roadway.

D. Clinger asked about the easement or roadway at some time connecting to the east. T. Jenkins replied that they do not plan on this being a thoroughfare or major connector. They have been talking with the adjoining property owners about possible connections. It may lead to other sites to expand the industrial park. D. Clinger asked if there is a way to relocate that easement. T. Jenkins stated that it would be done in a replat.

D. Clinger then inquired about water retention. T. Jenkins stated that everything runs south. In 1998 it was sized for the 100 year design storm and covered the entire development.

D. Clinger then stated that he had concerns with the new building only being 60' off the right of way. Many rigs can be that length or longer and will actually hang out into the right of way when backed into a dock on the front side of the second warehouse. Is there any thought to moving that building back?

C. Bills commented that most traffic will be drive through. Most inventory will be stagnant. Vehicles will enter the east end of the building and exit on the west. There would not be as much activity at the dock doors facing west.

D. Clinger replied that it looks like there could be multiple trucks at the front dock area. Possibly 6-8 at a time. These are large dock areas.

J. Opperman asked how many shifts will be operating here. C. Bills replied that it will operate 24/7. The building will be open all day long.

Mr. Opperman stated that if there are 10 employees and 2 shifts, there could be a traffic jam with the next shift of workers coming in and the first shift still there. Do we take into consideration the fact that there will be overlap in our requirements? The criteria is not really feasible.

L. Mihalik replied that perhaps that is something we can take a look at in the future, but they do meet the requirements today.

M. Cordonnier pointed out the existing parking area and stated that this could be a concern if the future plans call for the road to be public. The spaces will be against the roadway and vehicles will have to back out into the road. It is not necessarily an issue for today, but it could become one if and when they make this happen.

D. Clinger said he assumed the access to the site from TR 99 is a 60' right of way. Does that continue through the site?

T. Jenkins replied that a 60' easement goes north then east/west where the new building encroaches. There would be a right of way dedication plat if the road does go public.

D. Clinger asked if the right of way could be moved if the road goes public. Are we going to put them in a box approving today's development?

T. Hershey stated that the decision we make today will definitely affect their future plan if the road is public. What is the advantage of going to a public street?

T. Jenkins replied that the advantage will be to start a new industrial park in Findlay which has been a goal for many years. That's the direction that the property owner and the developers are looking to head, to get that started and spur new development.

T. Hershey said, "So, we're looking at a new industrial park and this will be the primary feeder road to it but we're not concerned about traffic getting in and out?"

T. Jenkins replied that they can possibly reconfigure the parking spaces later. They don't foresee this being heavily travelled. They do exceed the setbacks required but they could look at

pushing the building back maybe 5' to 10' east.

D. Clinger said the question is, if this is a feeder road for more industrial development and you have a lot of dock doors on that side of the building can't we expect a lot of potential conflicts.

T. Jenkins replied that that is why the City Engineer said that we will have to look at the layout when plans come in. There could be other access points.

J. Opperman stated that he would like to see the Commission require more parking dependent on the circumstance. He does not see why the Commission could not stipulate more parking if they feel it is warranted.

D. Rasmussen replied that he thinks they would have to change the regulations. You have a regulation and they have come to this body with a plan based on that regulation. He would prefer that we take a look at this issue at some time and it would have to be an amendment.

L. Mihalik commented that in this particular instance they have exceeded the requirement. She would not be comfortable as chairman telling someone they have to do something more stringent that isn't in the code in order for approval to take place. But I am not the one that has to defend it.

T. Hershey stated that he does not have his code in front of him but he believes that there is something in there that allows the Commission to set requirements we deem are necessary for traffic flow on the site and is not sure if that includes parking or not.

D. Rasmussen commented that he would have to look at it again also. For someone who has to bring an action or defend an action it is always better to try and deal as best you can with the regulations and structure those regulations to best keep everyone satisfied. Once you get into a situation where someone met the regulation but you denied them, which is a little tougher to defend. I think the way to do it is if you think the regulation needs to be changed, if you think it needs to say a certain number of spaces or as determined by the CPC with justification, then we do that. But I think there needs to be something in the regulations so that everyone feel they have been treated equally. We don't like to spot zone because we think it gives preferential treatment to someone. Someone else comes in and says "Joe got it but I didn't". That is when it becomes difficult to defend the decisions and the actions.

D. Clinger commented that they say they have 10 employees for such a large warehouse business. Could there be more than 10 at any time?

C. Bills replied that they are a public warehouse. You don't associate number of employees to square footage especially when handling product that is more cube than weight or density. They have 7,000,000 square feet in seven (7) states and employ a total of 300 people. Cooper has about 500,000 square feet and employs 1,000. It's just a different type of industry. They are not a labor intensive industry.

T. Hershey asked if any part of this property is contiguous to the City of Findlay.

J. Scrimshaw replied "Not yet."

T. Hershey asked if Ms. Scrimshaw had something else. She replied that the question had been asked earlier about CPC having the authority to require other conditions on a site plan. Ms. Scrimshaw read aloud 1113.20 A from the City of Findlay Code regarding Planning Commission Actions.

A. May apply conditions to the Application

May apply conditions on the application if the effect is to:

1. Allow a less intensive use or zoning district than indicated in the application,
2. Reduce the impact of the development or;
3. Reduce the amount of land area included in the application.
4. Provide for the public's safety and general welfare.

MOTION:

T. Hershey made a **motion to approve SITE PLAN APPLICATION #SP-14-2013** for the expansion of a warehouse building and an additional warehouse building at 12560 Distribution Drive subject to the conditions of Staff:

- Correction of property lines (HRPC)
- Vacation of east/west ingress/egress/utility easement (HRPC & ENG)
- Driving surface shall be capable of handling Allen Township Volunteer Fire Department (ATVFD) trucks prior to construction. (FIRE)
- Place additional hydrant on west side of building "A" north of fence/gate and south of the truck dock. (FIRE)
- Hydrants within a driving surface shall have crash protection. (FIRE)
- The fire department connection (FDC) shall be a Siamese (2x2 ½) and changed to a 5 inch Stortz fitting with 30 degree angled elbow if annexed into the City of Findlay. Exterior notification shall be a horn/strobe working on water flow only. Area in front the FDC shall be kept clear of landscaping, parking spaces, etc. FDC shall be labeled to what buildings are served. (FIRE)
- A Knox Box is required for buildings with fire alarm and sprinkler systems. Please contact ATVFD Chief Gary Hickman (419-348-4001) or atfdchief@aol.com for additional key box information. (FIRE)

2nd. D. Clinger

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

3. FINAL PLAT APPLICATION #FP-07-2013 filed by Affordable Mike's LLC, 115 ½ 21st Street, Findlay, OH 45840 for a Replat of Lots 17 and 18 of the North End Commercial Park 1st Addition.

HRPC

General Information

The lots in this request are zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

A site plan for self-storage units was reviewed at the December 13, 2012 CPC meeting.

Staff Analysis

The applicant is proposing to combine Lots 17 and 18 into one parcel. There are existing easements for utilities and drainage and detention on the lots. The easements can only be vacated by a replat of the land.

A condition of approval of the site plan submitted in December, 2013 was the combination of the two parcels. There is a new site plan following this agenda item for self-storage units to be constructed on the two parcels.

Staff Recommendation

HRPC Staff recommends approval of **FINAL PLAT APPLICATION #FP-07-2013** for a Replat of Lots 17 and 18 of the North End Commercial Park 1st Addition.

ENGINEERING

No objections. These lots are now being served by a regional stormwater detention facility so the drainage easement is no longer necessary.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **FINAL PLAT APPLICATION #FP-07-2013** for the Replat of Lots 17 and 18 of the North End Commercial Park 1st Addition.

DISCUSSION

None

MOTION:

T. Hershey made a **motion to approve FINAL PLAT APPLICATION #FP-07-2013** for a Replat of Lots 17 and 18 of the North End Commercial Park 1st Addition.

2nd: J. Opperman

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

4. SITE PLAN APPLICATION #SP-15-2013 filed by Northend Properties, 1100 W. Main Cross Street, Findlay, OH for storage units to be located at 3640 Marathon Way, Findlay.

HRPC

General Information

This site is located on the west side of Marathon Way in the Northend Commercial Park 1st Addition. The lot in this request is zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

A site plan for self-storage units was reviewed at the December 13, 2012 CPC meeting.

Staff Analysis

The current site plan proposes 4 buildings. One (1) is 40' x 150' and three (3) are 30' x 150'. All setbacks are met with the location of the buildings.

Access is through a single point in the northeast portion of the lot. All drive areas within the site are shown as asphalt. There is a stone area on the west side of the buildings which will accommodate outdoor storage likely for RV's, boats, etc. The stone area was discussed at the December meeting and it was determined that the zoning code did not require pavement for this type of storage at this time.

Screening was also an issue on the prior plan. The new site plan does show Level 2, Option 1 screening along the fence on the north and west sides of the site. Both of these sides abut commercially zoned land.

Another condition stated on the prior site plan was that sidewalks be installed along the street side perimeter of the lot. The plan shows the construction of sidewalk along Marathon Way from the northeast corner of the lot to the southern boundary of the area proposed for development today. We believe that the sidewalk should be extended the full length of the lot now that it is one parcel.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2013** for storage units to be located at 3640 Marathon Way, Findlay with the condition that the sidewalk on Marathon Way be extended the full length of the lot.

ENGINEERING

Access – Access through a single drive off of Marathon Way is appropriate.

Water & Sanitary Sewer – Proposed water and sewer connections are appropriate for the site.

Stormwater Management – Existing detention pond east of Marathon Way is sized to accept drainage from this site so no additional detention will be required.

Sidewalks – sidewalks were required on the perimeter of the lot at December meeting.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Sanitary Sewer permits
- Water permits
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

- Driving surface shall be capable of handling FFD trucks prior to construction
- Any gas or electric meter within the driving area shall have crash protection

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2013** for storage units to be located at 3640 Marathon Way, Findlay **subject to the following conditions:**

- Install sidewalk the full length of the lot on Marathon Way (HRPC)
- Driving surface shall be capable of handling FFD trucks prior to construction (FIRE)
- Any gas or electric meters within the driving area shall have crash protection (FIRE)

DISCUSSION

E. Habegger asked if there are going to be dumpsters on the site. M. Stearns stated that they may have some later. He will probably put bollards around them. E. Habegger asked if they will be away from the building. M. Stearns replied that he can meet any requirements in that regard that FPD might have. Mr. Habegger asked if the buildings are block. Mr. Stearns answered that they are steel structures.

E. Habegger stated that he has no concerns about the dumpster placement then. Only other item he has is that an address be posted on the building. M. Stearns that he plans on a sign with everything displayed.

J. Opperman asked about the comment that the code does not require pavement at this time. Can we (CPC) require pavement?

D. Rasmussen stated that he believed that they could if it meets any of the four (4) items listed that J. Scrimshaw had read on the last item. He doesn't know if it would fall into one of these or not. If you want to have that ability then he thinks the regulation should be changed.

D. Clinger spoke regarding detention for the site. Was this calculated on a percentage of lot coverage?

Dan Stone replied that when the development was put in and the Cube was being developed, they analyzed the entire area and he believes they calculated on near 90% lot coverage. They ran that calculation through the pond and he believes that the 100 year is still a foot or more below the top of the overflow.

D. Clinger asked if sidewalks are going around the full site, both the east and south sides.

D. Stone replied that they would like to talk about that. This is basically the north half of the development. We would like to defer the sidewalks for now on the south half. My client will probably do a couple more buildings next year and a couple more after that. We would like to ask the CPC if we can just put the sidewalk to the current edge of the development.

T. Hershey stated that going back to the prior discussion about putting conditions on something, the current regulations state that sidewalks are required.

D. Stone replied that this is an industrial site and they are not required. The City wants to get pedestrian traffic safely from Speedway down to the ball park. There was talk at the previous meeting of putting walks on the City side of the road. My client has agreed to help out and put the walk on his side. We will install the walks, we are not disputing that. We just want a little leniency to only do what is along the current proposed development.

D. Clinger stated that he feels that it is reasonable to only require the sidewalk on the current development.

M. Cordonnier replied that they have agreed to install sidewalk. It was a request made and they are being good neighbors by agreeing to install when they are not actually required by code to do so. This is part of a give and take.

T. Hershey asked if this site is zoned I-1? J. Scrimshaw stated yes as well as the east and south sides abutting it.

T. Hershey stated that since they are I-1 he will support the request to install to the end of the proposed development only.

MOTION: D. Clinger made a **motion to approve SITE PLAN APPLICATION #SP-15-2013** for storage units to be located at 3640 Marathon Way, Findlay subject to the Staff conditions listed with the exception of the requirement to install sidewalk the full length of the lot on Marathon Way.

2nd: T. Hershey

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

ADJOURNMENT

With no further business the meeting was adjourned at 9:53 a.m.

Lydia L. Mihalik
Mayor

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

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

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

August 13, 2013

Honorable City Council
Findlay, OH 45840

RE: ODOT FY14 Resurfacing (PID95298), Project No. 32832300

Dear Council Members:

The City is eligible for Federal Urban Allocation Funds administered through the Ohio Department of Transportation (ODOT). The above-referenced project is eligible for this type of funding. In 2013, these funds were used for the manhole adjustments and resurfacing.

The project will be funded by ODOT at 80% which is an estimated \$738,400 with a 20% match from the City. The City's matching share is included in 2014 of the 5-year Capital Improvements Plan.

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

Thank you for your consideration in this matter.

Sincerely,



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

pc: Donald J. Rasmussen, Director of Law
Engineering Department
File

Flag City, USA

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

August 13, 2013

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

To continue the good relations that the City of Findlay has with the Japanese companies that have chosen Findlay to be their home, I will be traveling to Japan from September 6 through September 15, 2013, with a contingent of representatives from Hancock County, the Findlay-Hancock County Alliance, The University of Findlay, and a business leader in the community. The approximate cost of the trip is \$4,000.00.

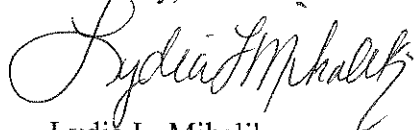
Therefore, I respectfully request that Council authorize a transfer of funds as follows:

FROM:	Human Resources 21018000-personal services	\$4,000.00
TO:	Mayor 21002000-other	\$4,000.00

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

Thank you for your consideration of this matter.

Sincerely,



Lydia L. Mihalik
Mayor

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
File

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

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

August 14, 2013

Honorable City Council
Findlay, Ohio

RE: 2013 Sewer Cleaning (Large Diameter), Project No. 35630400

Dear Council Members:

By authorization of Ordinance 2013-22, bids were opened for the above-referenced project on July 25, 2013. Bids were received from two potential contractors. A contract in the amount of \$129,300 has been awarded to Lake County Sewer of Willowick, Ohio.

The project is included in the 2013 Capital Improvements Plan. The appropriation request allows for a 10% contingency and inspection time.

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

FROM:	Sewer Fund	\$150,000
TO:	2013 Sewer Cleaning (Large Diameter) Project #35630400	\$150,000

Thank you for consideration in this matter.

Sincerely,


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

pc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Engineering Department
File

Flag City, USA



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

Wednesday, August 14, 2013

The Honorable Council
Findlay, Ohio

Dear Council Members,

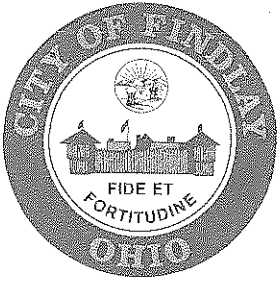
There is legislation on your agenda which authorizes the City to participate in the Bureau of Workers Compensation group retrospective rating program. It is necessary to have Council's approval each year to enroll in the program. The Ordinance must be passed by the 2nd meeting in September.

The financial benefits of each program the Bureau offers is reviewed and analyzed throughout the year by my office with the assistance of Compmanagement, Inc., the City's third party administrator. Consideration was given to each option and it has been determined that the group retrospective rating program would best serve the needs of the City in 2014. This is a change from the individual retrospective rating program the city has participated in since 2010. The group program significantly reduces our liability over the current program at no increase in the overall cost.

Respectfully,

Jim Staschiak II
City Auditor

CC: Donald Rasmussen
Lydia Mihalik



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

Wednesday, August 14, 2013

The Honorable Council
Findlay, Ohio

Dear Council Members,

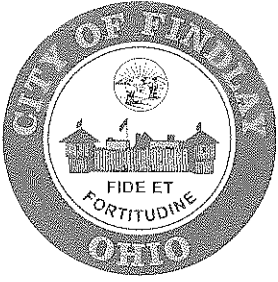
On July 16th, Council passed three ordinances allowing us to package a debt issuance with the intent on reducing interest costs and allowing proper management of cash flow in our Water and WPC Funds. As part of debt issuance being considered it is advantageous to pass legislation to include the current sidewalk program (estimated \$25,000). Adding this allows us to further benefit from the economies of scale we hope to obtain.

I have requested Law Director Rasmussen have Bond Counsel prepare the necessary legislation to allow me to include this beneficial program. As with the prior Ordinances, it includes the emergency clause. Please contact me with any questions you might have.

Respectfully,

Jim Staschiak II
City Auditor

CC: Donald Rasmussen
Lydia Mihalik
Paul Schmelzer
Bond Counsel



City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

Gregory R. Horne, Chief of Police

318 Dorney Plaza, Room 207 • Findlay, OH 45840

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

www.findlayohio.com

August 15, 2013

The Honorable Council:

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

Michael A. Mastro

Louis C. Mastro

BWW Findlay LLC, DBA Buffalo Wild Wings, 15080
Flag City Dr. & Patio, Findlay, OH 45840

Sincerely,

A handwritten signature in black ink that reads 'Gregory R. Horne'. The signature is written in a cursive style.

Gregory R. Horne
Chief of Police

NOTICE TO LEGISLATIVE
AUTHORITY

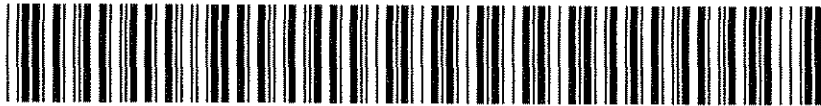
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

1157525		STCK		BWW FINDLAY LLC DBA BUFFALO WILD WINGS 15080 FLAG CITY DR & PATIO FINDLAY OHIO 45840
PERMIT NUMBER		TYPE		
ISSUE DATE				
05 03 2013				
FILING DATE				
D5 D6				
PERMIT CLASSES				
32	044	A	F10359	
TAX DISTRICT		RECEIPT NO.		

FROM 08/15/2013

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



MAILED 08/15/2013

RESPONSES MUST BE POSTMARKED NO LATER THAN. 09/16/2013

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 1157525

(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

LLC / PARTNERSHIP CROSS REFERENCE
DISPLAY

PGECG

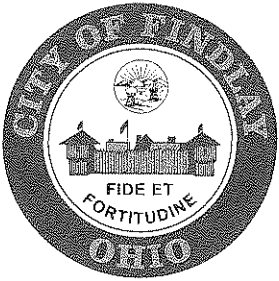
1157525 PERMIT NBR
BWW FINDLAY LLC
DBA BUFFALO WILD WINGS
15080 FLAG CITY DR & PATIO
FINDLAY OHIO 45840

LORI MASTRO
MICHAEL MASTRO

12/02/2003 INACTIVE
12/02/2003 ACTIVE

MAN-MBR

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE



TREASURER'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7107 • Fax: 419-424-7866
www.findlayohio.com

SUSAN JO HITE
CITY TREASURER

Treasurer's Reconciliation for July, 2013

TREASURER

Fifth Third Initial Balance	4,327,922.30
- Withdrawals ()	(7,586,737.44)
+ Deposits	5,554,279.35
Ending Balance	2,295,464.21
- Outstanding checks () deposit in Transit	(31,306.52)
Bank Adjustment	0.00
Treasurer's Checking Bal	2,264,157.69
Investment Principal	41,039,596.89
Accrued Bond Interest	291.50
Treasurer's Total Cash and Investments	43,304,046.08

Respectfully submitted,

Susan Jo Hite
Treasurer

AUDITOR

Auditor's Checking Bal	2,264,157.69
Auditor's Total Cash and Investments	43,304,046.08

CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF JULY 31, 2013

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	136,983	82,194		1,100	1,898	
MAYOR'S OFFICE	218,005	121,223		1,200	695	
AUDITOR'S OFFICE	543,185	307,062		344,733	597	
TREASURER'S OFFICE	10,596	6,852		-	-	
LAW DIRECTOR	633,295	392,108		120,000	123,076	
MUNICIPAL COURT	1,507,800	836,850		1,249,380	910,961	
CIVIL SERVICE OFFICE	88,015	44,122		25,000	24,357	
PLANNING & ZONING	102,640	102,456		-	-	
COMPUTER SERVICES	375,385	203,008		349,267	349,657	
GENERAL EXPENSE	4,077,646	3,107,091		-	-	
GENERAL REVENUE	-	-		19,102,181	12,257,182	
POLICE DEPARTMENT	7,066,558	3,717,789		581,887	268,660	
DISASTER SERVICES	41,858	3,382		-	-	
FIRE DEPARTMENT	6,805,108	3,966,641		322,787	29,223	
DISPATCH CENTER	956,970	552,519		36,617	36,617	
N.E.A.T.	108,696	57,261		6,055	3,500	
HUMAN RESOURCES	177,963	40,825		-	-	
W.O.R.C.	331,553	170,620		130,000	56,004	
SERVICE SAFETY DIRECTOR	210,890	122,286		-	-	
ENGINEERING OFFICE	831,331	369,644		124,800	81,188	
PUBLIC BUILDING	365,747	144,349		29,150	25,401	
HEALTH DEPARTMENT	1,401,376	740,988		782,300	594,109	
ZONING	116,778	70,981		43,350	25,980	
PARK MAINTENANCE	438,806	229,242		70,300	67,154	
RESERVOIR RECREATION	3,911	1,471		-	-	
RECREATION FUNCTIONS	912,401	379,264		772,550	484,101	
CEMETERY DEPARTMENT	290,837	159,363		105,850	86,273	
TOTAL GENERAL FUND	27,754,333	15,929,590	57.4%	24,198,507	15,426,631	63.8%

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	2,429,718	1,233,630		2,234,459	1,390,583	
TRAFFIC-SIGNALS	293,415	176,452		70,000	70,409	
TOTAL SCM&R FUND	2,723,133	1,410,082	51.8%	2,304,459	1,460,992	63.4%
SCM&R HIWAYS	92,520	23,606		141,700	97,218	
TOTAL SCM&R HIWAYS FUND	92,520	23,606	25.5%	141,700	97,218	68.6%
AIRPORT OPERATIONS	1,208,254	665,554		1,034,986	699,426	
TOTAL AIRPORT FUND	1,208,254	665,554	55.1%	1,034,986	699,426	67.6%
WATER TREATMENT	2,159,008	1,066,636		17,000	110,177	
WATER DISTRIBUTION	1,496,007	723,178		60,000	93,632	
UTILITY BILLING	1,272,711	578,281		8,018,621	4,766,293	
SUPPLY RESERVOIR	598,013	235,390		17,664	3,514	
TOTAL WATER FUND	5,525,739	2,603,485	47.1%	8,113,285	4,973,616	61.3%
SANITARY SEWER MAINT	1,069,440	539,521		2,000	4,142	
STORMWATER MAINT	257,489	125,177		765,350	447,793	
WATER POLLUTION CONTROL	3,114,867	1,602,109		8,577,716	4,949,093	
TOTAL SEWER FUND	4,441,796	2,266,807	51.0%	9,345,066	5,401,029	57.8%
PARKING	101,741	56,871		94,600	67,459	
TOTAL PARKING FUND	101,741	56,871	55.9%	94,600	67,459	71.3%
SWIMMING POOL	72,008	24,175		60,000	60,000	
TOTAL SWIMMING POOL FUND	72,008	24,175	33.6%	60,000	60,000	100.0%
CIT ADMINISTRATION	15,720,641	10,241,202		18,653,500	13,241,835	
TOTAL CIT FUND	15,720,641	10,241,202	65.1%	18,653,500	13,241,835	71.0%

CITY OF FINDLAY
CASH & INVESTMENTS AS OF JULY 31, 2013

<u>AMOUNT</u>	<u>DESCRIPTION AND RATE</u>	<u>BANK/FIRM</u>
\$ 300,900.00	STAR OHIO* @ 0.03%	
300.00	STAR OHIO* @ 0.03%	
3,500.00	STAR OHIO* @ 0.03%	
68,925.00	STAR OHIO* @ 0.03%	
12,515,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
850,000.00	SAVINGS ACCOUNT	CHASE BANK
120,247.00	SAVINGS ACCOUNT	CHASE BANK
1,175,026.75	SAVINGS ACCOUNT	CHASE BANK
500,000.00	SAVINGS ACCOUNT	CHASE BANK
5,500,000.00	SAVINGS ACCOUNT	CHASE BANK
5,000,000.00	SAVINGS ACCOUNT	CHASE BANK
10,000,000.00	SAVINGS ACCOUNT	KEY BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.470%	TRI STATE BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.500%	WATERFORD BANK
250,607.00	FHLMC @ 0.210%	MORGAN STANLEY
250,195.00	FFCB @ 0.260%	MORGAN STANLEY
253,272.00	FFCB @ 0.190%	MORGAN STANLEY
254,236.34	FHLB @ 0.230%	FIFTH THIRD BANK
250,397.42	FNMA @ 0.295%	FIFTH THIRD BANK
506,940.00	FHLB @ 0.200%	MORGAN STANLEY
504,254.37	FNMA @ 0.260%	FIFTH THIRD BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.300%	FIRST FEDERAL
500,050.00	FHLMC @ 0.320%	HUNTINGTON BANK
499,378.72	FHLB @ 0.250%	FIFTH THIRD BANK
1,001,367.29	FHLB @ 0.500%	FIFTH THIRD BANK
<hr/>		
\$41,039,596.89	INVESTMENT TOTAL	
2,264,157.69	5/3 BANK ACCOUNT BALANCE	
291.50	ACCRUED INVESTMENT INTEREST	
<hr/>		
\$43,304,046.08	TOTAL CASH & INVESTMENTS	

* Denotes State Treasury Asset Reserve of Ohio, managed through State Treasurer's Office

UNAPPROPRIATED FUND BALANCES

GENERAL	\$ 4,678,219
SCM&R	8,278
SCM&R HIWAY	145,892
SEVERANCE PAYOUT RESERVE	721,330
AIRPORT	154,268
WATER	5,875,364
SEWER	3,988,977
STORMWATER	2,622,106
PARKING	4,562
CIT ADMINISTRATION	568,443
CIT CAPITAL IMPROVEMENT	4,053,276
CIT FLOOD IMPROVEMENT	-

*Only major funds listed

CITY OF FINDLAY
BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF JULY 31, 2013

\$11,244,105.29	General Fund
1,000,000.00	General Fund Restricted Rainy Day
1,164,854.03	General Fund Projects
854,236.74	SCM&R Fund
1,541,216.64	SCM&R Fund Projects
-	County Permissive License Fund
170,302.66	State Highway Fund
714.57	Law Enforcement Trust Fund
581.28	Drug Law Enforcement Trust Fund
255,031.55	ID Alcohol Treatment Fund
58,509.99	Enforcement & Education Fund
206,876.81	Court Special Projects Fund
56,512.50	Court Computerization Fund
2,718.37	METRICH Drug Law Enforcement Trust Fund
60,030.47	Alcohol Monitoring Fund
34,428.91	Mediation Fund
67,110.33	Electronic Imaging Fund
20,230.39	Legal Research Fund
698,894.50	Severance Payout Fund
111,638.41	Debt Service Fund
36,470.71	CR 236 TIF Fund
529,661.75	Municipal Court Improvement Fund
429,967.52	Airport Fund
922.50	Airport Fund Projects
6,938,040.82	Water Fund
729,907.07	Water Fund Restricted
367,170.74	Water Fund Projects
2,834,156.91	Sewer Fund
5,266,354.29	Sewer Fund Restricted
407,275.50	Sewer Fund Projects
33,756.16	Parking Fund
-	Parking Fund Projects
51,865.69	Swimming Pool Fund
8,589.92	Swimming Pool Fund Projects
29,670.83	Internal Service Central Stores Fund
1,035,609.56	Internal Service Workers Comp Fund
1,259,241.92	Internal Service Self Insurance Fund
1,908,792.06	CIT Fund
2,104,129.01	CIT Fund- Restricted Capital Improvements
-	CIT Fund-Restricted Flood Mitigation
126,396.43	Police Pension Fund
126,396.43	Fire Pension Fund
11,822.18	Tax Collection Agency Fund
1,255,084.56	Cemetery Trust Fund
163,407.12	Private Trust Fund
76,648.53	Guaranteed Deposits
7,723.45	Special Assessments Pavements Fund
4,408.32	Special Assessments Sidewalks Fund
82.82	Special Assessments Sidewalks Fund Projects
12,499.84	Special Assessments Storm Fund
<u>\$43,304,046.08</u>	TOTAL CASH & INVESTMENTS



Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

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

August 15, 2013

Honorable City Council
Findlay, OH 45840

RE: Street Improvements 2013

Dear Council Members:

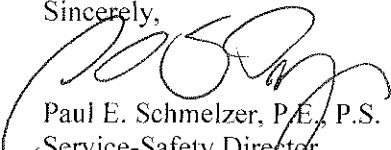
I am requesting additional funding for the street preventative maintenance program and the street resurfacing program. Both of these are regular items on the capital improvement plan. Both of these programs are also well ahead of the typical schedule. It is my opinion that we should continue to move on the street improvements if we have the funding and schedule available. I am requesting that an additional \$150,000 be transferred to street preventative maintenance. I am also requesting an additional \$350,000 be transferred to the 2013 street resurfacing project. The streets chosen to be improved will be taken from the pavement ranking list and coordinated with the contractor to ensure any project started will be completed. The City can waive the formal bidding process and move forward at the same unit prices because the low bid primary contractor is willing to hold the pricing established during the initial bidding of the project for this season.

If Council will approve the transfer, we can move forward immediately and get more work done. I believe we have already established the need is there. The 5-year plan allows us the ability to know that the funding is already in the capital plan to be used next year. If I had a vote, I would move to get done what we can this year because we have little control over the weather and prices that we may see next year.

I am not opposed to Council can moving through the normal appropriation process if you so choose, but this examination seems redundant and doing so will cut down on what we will be able to get done this season. By copy of this letter, I am instructing the Law Director to prepare legislation to waive formal bidding requirements and appropriate funds.

From: Capital Improvements – CIT		\$500,000
To: Street Preventative Maintenance	#32820200	\$150,000
2103 Resurfacing Program	#32830100	\$350,000

Sincerely,



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

pc:

Don Rasmussen
Jim Staschiak



Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

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

August 15, 2013

Honorable City Council
Findlay, OH 45840

RE: Great Lakes Restoration Initiative Grant

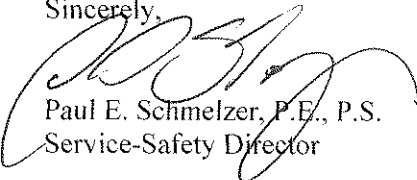
Dear Council Members:

I have had conversations with Phil Martin of the Blanchard River Watershed Partnership. Phil is in the process of pursuing a grant through the EPA and the Great Lakes Restoration Initiative Grant for \$92,000 to create a riparian corridor along Lye Creek near the Blanchard River. This would create a wildlife habitat in this area, and if implemented, this area would no longer need to be mowed by City crews.

I would like to thank Phil for working on this opportunity. It will not require a match from the City. If the grant is awarded, I will be asking Council for permission to move the grant dollars into a project for design and implementation. The maintenance dollars required after the project is completed will be minimal.

By copy of this letter, I am requesting the Law Director prepare legislation requesting permission to pursue the grant.

Sincerely,


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

pc:

Don Rasmussen
Jim Staschiak

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

August 15, 2013

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

We are in the process of revamping the City's website. The project requires an additional \$1100 to complete.

Therefore, I respectfully request that Council authorize a transfer of funds as follows:

FROM:	Human Resources 21018000-personal services	\$1,450.00
TO:	Mayor 21002000-other	\$1,450.00

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

Thank you for your consideration of this matter.

Sincerely,



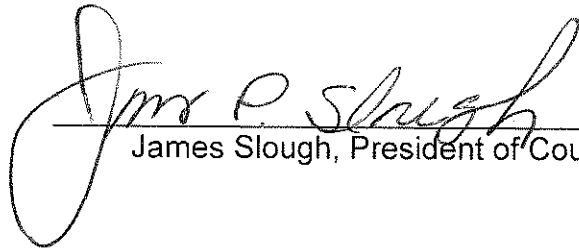
Lydia L. Mihalik
Mayor

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
File

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** to whom was referred a request from Councilman Murray to discuss the proposed CRA expansion.


James Slough, President of Council

COMMITTEE OF THE WHOLE

DATED: August 13, 2013

City of Findlay

Community Reinvestment Area (CRA)

General CRA Information:

- **What is a Community Reinvestment Area (CRA)?**
 - *"The Ohio Community Reinvestment Area program is an economic development tool administered by municipal and county government that provides real property tax exemptions for property owners who renovate existing or construct new buildings. The program is delineated into two distinct categories, those created prior to July 1994 ("pre-1994") and those created after.*
- **Around the State:**
 - Currently there are 683 registered CRA's in the State of Ohio. The State estimates the true number to be 1,000-1,200. Since the State does not track CRA's very closely they do not have exact numbers.
- **Maximum Length of Tax Exemption per O.R.C.**
 - 10 years for remodeling 1 or 2 family residential projects.
 - 12 years for remodeling multi-family, commercial, industrial projects.
 - 15 years for new construction of residential, commercial, or industrial projects.
- **Findlay CRA History**
 - 1987 Findlay created CRA #1 (Res.#33-1987).
 - 1988 City created CRA #2 (Res.#38-1988)
 - 1990 CRA #2 amended by changing the geographical area (Res#23-1990).
 - 1990 CRA#2 – corrected error in legal description. (Res#38-1990)
- Pre-1994 CRA's allowed 2 amendments after July 1994.
 - **Findlay has 2 amendments available for each CRA.**
- **Map**
 - The CRA must be continuous and contiguous. Meaning that the CRA cannot have "islands" and it cannot be separate geographical areas.

Findlay's CRA Standards:

- CRA 1 – Tax Exemption Lengths
 - Ten (10) years for remodeling 1 or 2 family home – Minimum investment \$2,500
 - Eight (8) years for remodeling of housing with 3 or more units, and commercial and industrial buildings. – Minimum investment \$5,000
 - Four (4) years for new construction of residential, commercial, or industrial
- CRA 2 – Tax Exemption Lengths
 - 5 Years for each of the 3 categories. *(Proposed to be changed to the 10,8,4 year format similar to CRA 1)*

- The period of exemption for an improvement or new construction shall begin the year following the calendar year in which the certification was approved.
 - Applications with proof of construction costs must be submitted by December 15th of the year the improvements or construction was completed.
- Applications must be received the year in which an improvement was completed. If no application is submitted they forfeit eligibility.
- The exemptions may be revoked if the property owner does not maintain the property.
- **Currently there are 12 properties that have active CRA's. All of which are in CRA #1. (see attached map)**

ISSUES TO CONSIDER:

- CRA Boundaries
- Length of Exemptions
- Delinquent Tax Exclusion
- Process – Processing Applications through Monitoring Responsibilities

Proposed CRA Changes:

- **CRA Tax Exemption Lengths:**
 - CRA #1 – Tax Exemption length remains the same.
 - CRA #2 – Tax exemption length changed to mirror CRA #1.
- **CRA Boundary Changes: (see attached maps)**
 - CRA #1 – There are two proposed changes to CRA #1.
 - Proposal #1 includes more industrial and commercial areas, using the CRA as an economic development tool.
 - Proposal #2 is primarily focused on the older residential areas of Findlay.
 - CRA #2
 - The proposed expansion of CRA #2 is designed to include the West Park Neighborhood and to include the old industrial areas north of Lima Avenue.
- **Delinquent Tax Exclusion**
 - Addition of a clause stating that properties with delinquent taxes are not eligible for a CRA tax exemption.
- **Process**
 - Clearly identifying the Housing Officer
 - Creation of the Housing Board

(Below is a summary of the pre-1994 CRA from the State of Ohio Website)

**OHIO COMMUNITY REINVESTMENT AREA PROGRAM
SUMMARY OF AREAS DESIGNATED PRIOR TO JULY 1994**

Community Reinvestment Areas are designated portions of municipalities or unincorporated areas of counties where property owners can receive tax incentives for investing real property improvements. The Community Reinvestment Area (CRA) Program is a direct incentive property tax exemption program. The program permits municipalities or counties to designate areas, where investment has been discouraged, as a CRA to encourage revitalization of the existing housing and building stock and the construction of new structures. The program can provide real property tax benefits on the value of residential, commercial and industrial building improvements.

A municipality or county must conduct a housing survey of the area to be designated as a CRA and make a legislative determination that the area "...is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged." The statute permits municipalities and counties to designate within the CRA authorizing resolution or ordinance the term of exemption. The exemption period can be up to 10 years for the remodeling of one and two family residential projects which invest at least \$2,500, 12 years for the remodeling of multi-family dwellings of three or more residential units or commercial or industrial properties where the investment is at least \$5,000, and 15 years for the new construction of residential, commercial and industrial structures. Each category of eligible applicant it to be treated the same.

The authorizing legislation must designate a Housing Officer who will be responsible to receive and evaluate applications. In addition, a CRA Housing Council must be created. The statute specifies the makeup and term of council. The Housing Council is to make an annual inspection of the properties receiving a CRA exemption and to hear any appeals as to the Housing Officer's decisions.

Note that the CRA legislation does not grant local jurisdictions the flexibility to restrict the type of projects – residential, commercial or industrial – eligible under the program. However, careful selection of the CRA area can provide some limitations. Also note that the CRA legislation states that the value of improvements are exempted. This is interpreted as 100% of the value. The statute does not grant local jurisdictions flexibility to treat taxpayers differently or to grant an exemption of less than 100%.

There is no state review or approval of the CRA creation process. However, an annual status report of all current tax exemption projects and activities must be submitted to the Ohio Development Services Agency (ODSA) on or before March 31 of each year.

Upon completion of the real property improvements, the property owner must make application to the designated Housing Officer. The completion of the improvement must occur after the effective date of the CRA authorizing legislation. The Housing Officer must verify the costs of the improvements and the elements of the CRA application. If the requirements for exemption are met, the Housing Officer shall provide the County Auditor a copy of the application and certify that the improvements are exempt pursuant to the CRA Program for the term designated in the CRA's authorizing legislation. There is no negotiation of flexibility on the part of the Housing Officer. **

There is no requirement of a construction of financial incentive agreement. The exemption takes effect the year after the certification to the County Auditor is made. In addition, there are no restrictions on projects involving relocation of assets or employees within the state of Ohio.

The Housing Officer is required to notify all Boards of Education affected by an exemption at least 14 days prior to certifying the property as exempt to the County Auditor. This is essentially a courtesy notice.

Annually the Housing Officer must inspect the property and determine that the property has been maintained. If the property has not been maintained, the exemption may be revoked. The Housing Officer must notify the County Auditor and Housing Council of any revocation. Such notice must include a statement concerning the maintenance or repair.

CRAs created prior to July 1994 function considerably different from those created after that date and confirmed by ODSA. Special care must be taken to distinguish the origin of a CRA's authority prior to initiating a construction project.

Please note that while the existence and function of pre-July 1994 CRAs were grand fathered from most of the July 1994 legislative changes, certain limitations do apply. A pre-July, 1994 CRA authorizing legislation can only be amended twice after July 1994 and still continue operation under the pre-1994 laws. A third amendment would invoke the new CRA rules. Any amendment cannot formally extend the life of an old CRA by more than five years. Furthermore, the notice requirements of ORC 5709.83 and the Municipal Income Tax Revenue Sharing requirements of ORC 5709.82 apply to all projects identified after July 1994.

McCracken Research

McCracken Research

LaFiche

Alexandria's

Janney Pfund

313 E. Crawford Street
Tech Enterprises

Logan's

Corporate Research International

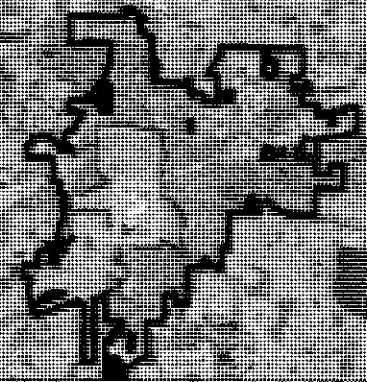
128 W. Broadway Street

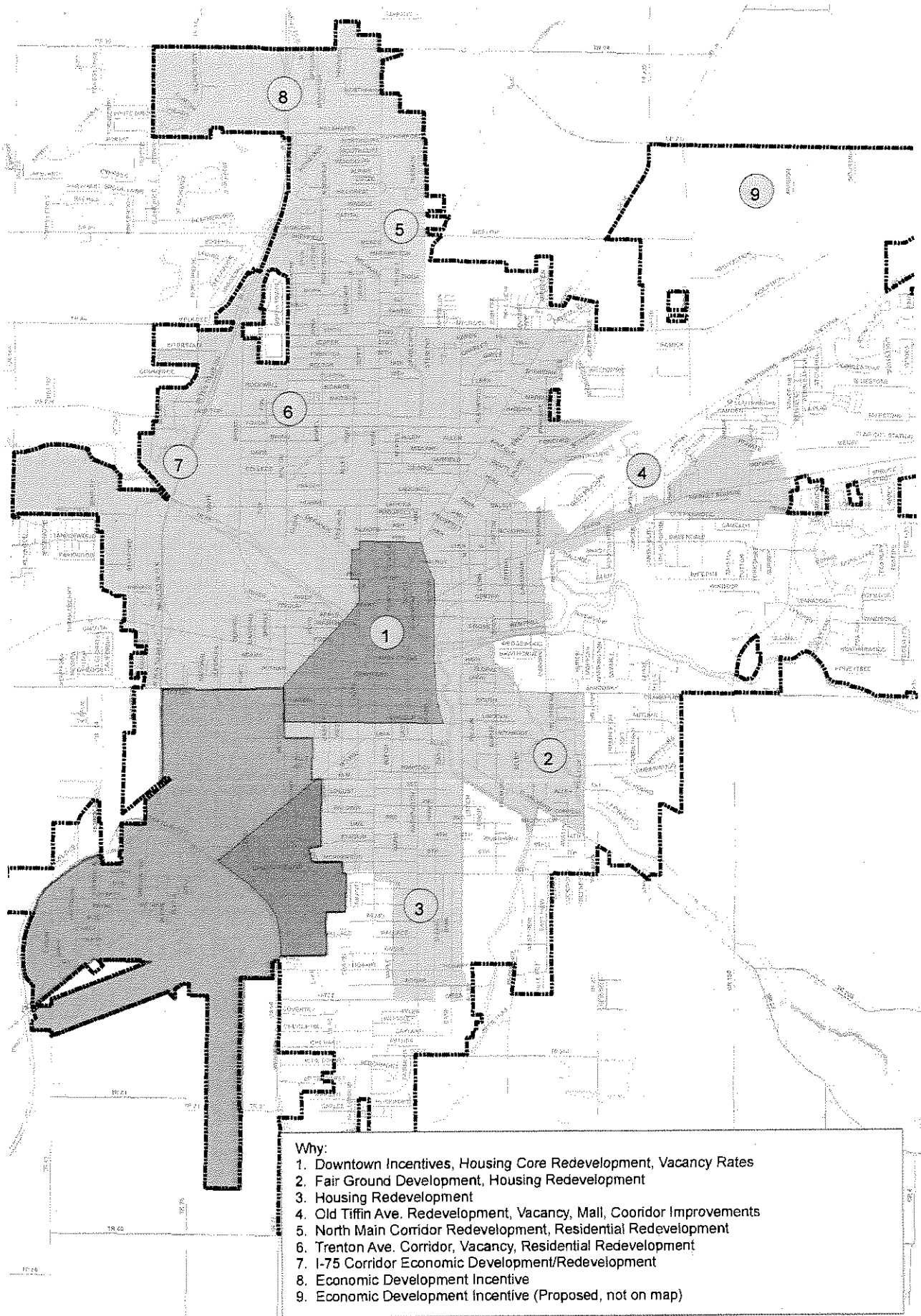
Hickory & Justice Road Estate

City of Findlay Current CRA's 8/12/13

Northwest Mutual Financial

Control Zone Enterprises



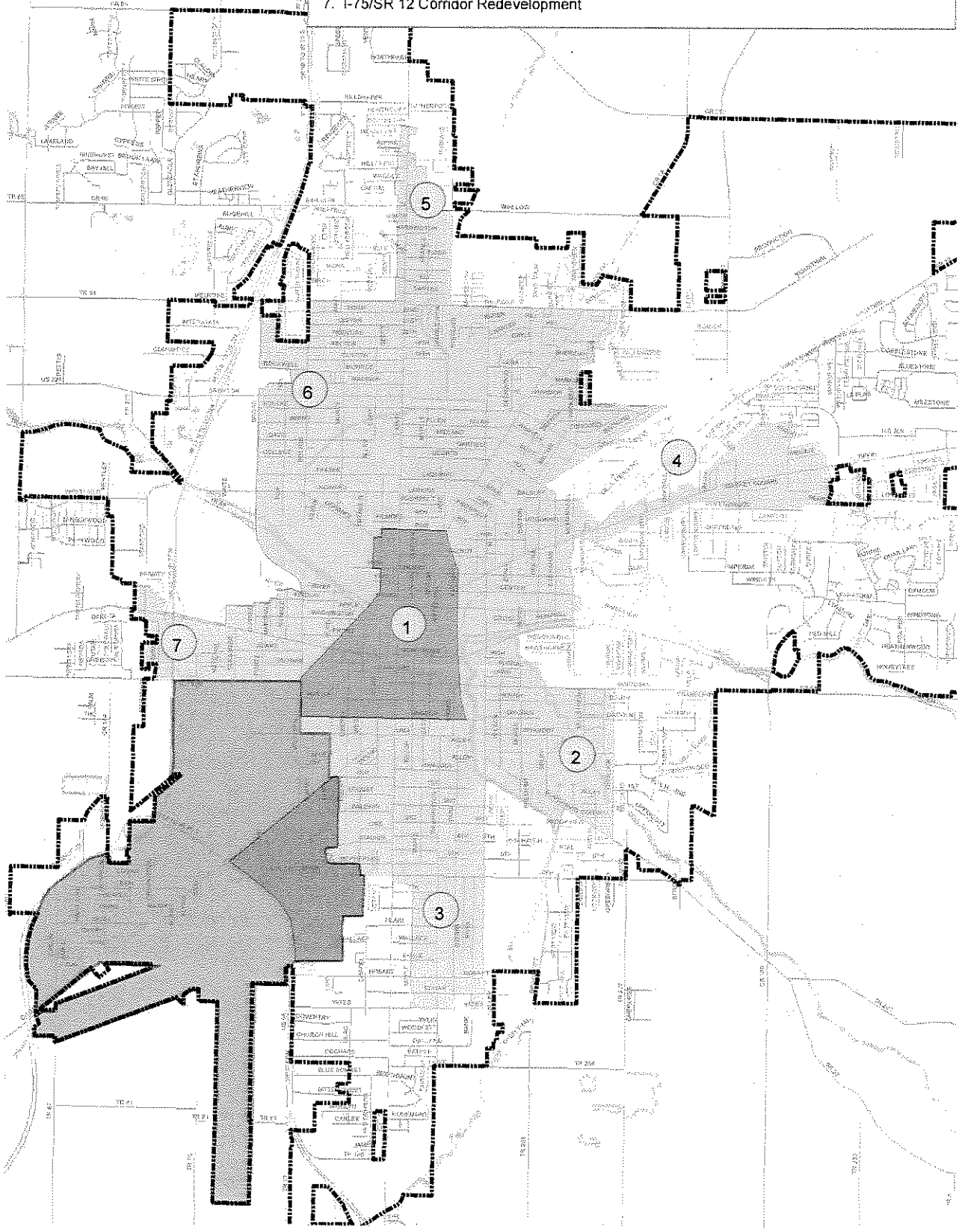


Findlay CRA Expansions - Scenario 1

Proposed Findlay CRA #1 Expansion
 Proposed Findlay CRA #2 Expansion
 Original CRA #1 and #2

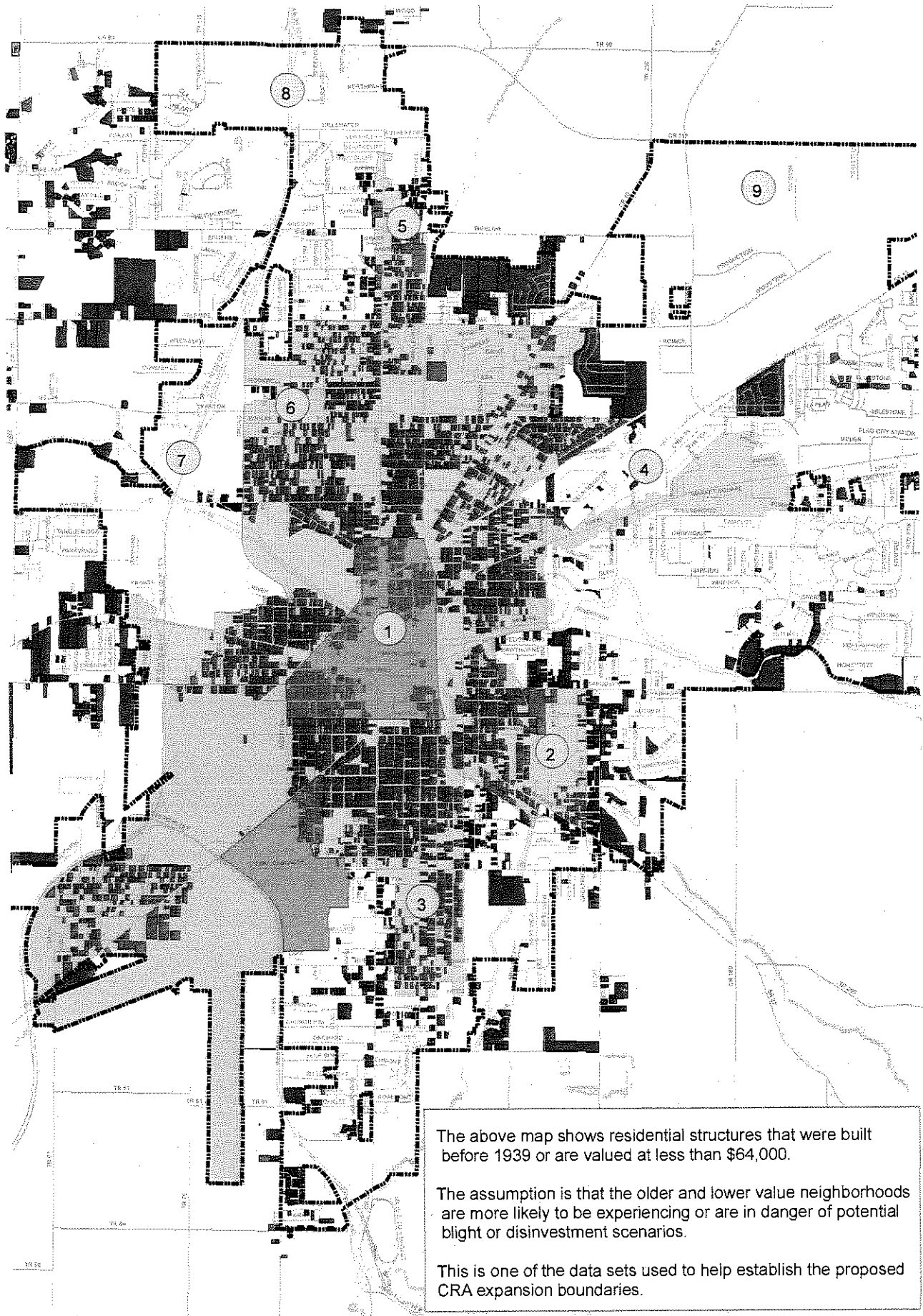
Why:

1. Downtown Incentives, Housing Core Redevelopment, Vacancy Rates, Flooding Stabilization
2. Fair Ground Development, Housing Redevelopment
3. Housing Redevelopment
4. Old Tiffin Ave. Redevelopment, Vacancy, Mall, Corridor Improvements
5. North Main Corridor Redevelopment, Residential Redevelopment
6. Trenton Ave. Corridor, Vacancy, Residential Redevelopment
7. I-75/SR 12 Corridor Redevelopment



Findlay CRA Expansions - Scenario 2

Proposed Findlay CRA #1 Expansion
 Proposed Findlay CRA #2 Expansion
 Original CRA #1 and #2



Findlay CRA Expansions - Housing Inventory

Proposed Findlay CRA #1 Expansion
 Proposed Findlay CRA #2 Expansion
 Original CRA #1 and #2

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
August 20, 2013**

2013-046
(Rockwell rezone)

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 ROCKWELL REZONE) WHICH PREVIOUSLY WAS ZONED "I1 LIGHT INDUSTRIAL" TO "R3 SINGLE FAMILY".

2013-047
(Hillcrest rezone)

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 HILLCREST REZONE) WHICH PREVIOUSLY WAS ZONED "R1 SINGLE FAMILY LOW DENSITY" TO "O1 INSTITUTIONS AND OFFICES.

2013-048
(Griffith ROW vacation)

Second reading

AN ORDINANCE VACATING A PORTION OF LEISER AVENUE RIGHT-OF-WAY (HEREINAFTER REFERRED TO AS GRIFFITH RIGHT-OF-WAY VACATION) IN THE CITY OF FINDLAY, OHIO.

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

AUGUST 20, 2013

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, AUGUST 20, 2013 MEETING.

RESOLUTIONS

- 030-2013 A RESOLUTION COMMENDING ROBERT HOLMES FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.
- 031-2013 A FINAL RESOLUTION COOPERATING WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE TRAFFIC SIGNAL SYNCHRONIZATION PROJECT TO REDUCE CONGESTION AND IDLE TIME ON TIFFIN AVENUE BETWEEN PLAZA STREET AND COUNTY ROAD 236; TRAFFIC SIGNAL REPLACEMENT AT THE INTERSECTIONS OF TIFFIN AVENUE/CROY DRIVE, AS WELL AS SIGNAL UPGRADES IN THE CORRIDOR, LOCATED WITHIN THE CORPORATE LIMITS OF CITY OF FINDLAY, AND DECLARING AN EMERGENCY.
- 032-2013 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF FEDERAL URBAN ALLOCATION FUNDS FOR THE STREET RESURFACING PID95298 - PROJECT NO. 32832300, AND DECLARING AN EMERGENCY.
- 033-2013 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.
- 034-2013 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

ORDINANCES

- 2013-050 AUTHORIZING THE ISSUANCE OF BONDS IN THE AMOUNT OF NOT TO EXCEED \$25,000 FOR THE PURPOSE OF REPAIRING SIDEWALKS AND INSTALLING NEW SIDEWALKS, INCLUDING ALL APPURTENANCES THERETO; AND AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.
- 2013-051 AN ORDINANCE AMENDING SECTIONS 147.01 AND 147.03 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.
- 2013-052 AN ORDINANCE DETERMINING TO PROCEED WITH THE PROVISION OF THE ENHANCED PUBLIC SERVICES IN THE DOWNTOWN FINDLAY SPECIAL IMPROVEMENT DISTRICT, AND DECLARING AN EMERGENCY.
- 2013-053 AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 11, T1N, R10E, A TRACT OF LAND CONTAINING 3.833 ACRES OF LAND, MORE OR LESS AND FURTHER DESCRIBED HEREIN, AND TO PETITION THE COUNTY COMMISSIONERS TO ALTER THE BOUNDARIES IN ACCORDANCE WITH SECTION 503.07 (HEREINAFTER REFERED TO AS THE DARWAY ANNEXATION).
- 2013-054 AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS C2 GENERAL COMMERCIAL DISTRICT (HEREINAFTER REFERRED TO AS THE DARWAY ANNEXATION).
- 2013-055 AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OR WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.
- 2013-056 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2013-057 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH NEWCOMER CONCRETE SERVICES, INC. FOR 2013 STREET PREVENTATIVE MAINTENANCE AND STREET RESURFACING PROGRAMS, AND DECLARING AN EMERGENCY.
- 2013-058 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION THROUGH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 030-2013

A RESOLUTION COMMENDING ROBERT HOLMES FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

WHEREAS, Robert Holmes, who served the City of Findlay, Ohio for twenty-nine (29) years as a dedicated loyal employee, retired July 6, 2013. Robert began his career with the Findlay Fire Department as a Firefighter on August 5, 1984, a position he held until his retirement, and;

WHEREAS, Bobby obtained many hours of continued educational training in both Emergency Medical Systems (EMS) and fire prevention in order to maintain the State of Ohio requirements for Firefighter I & II and First Responder certifications, and;

WHEREAS, Bobby was recognized by City Council through Resolution 008-2006 for the actions he took at a fatal house fire on December 20, 2005. His quick thinking and actions on scene led to the rescue of another occupant successfully bringing her to safety, and also by City Council through Resolution 034-2007 for his selfless dedication, devotion, and valiant efforts during the 2007 flood, and;

WHEREAS, Bobby is known for his excellent carpentry skills from the numerous hours he donated to many projects at the Fire Department throughout his career such as building cabinets and remodeling kitchens at the fire stations, and;

WHEREAS, during his service to the City of Findlay, Ohio, Robert has performed as an outstanding public servant in a loyal and dedicated manner to the citizens of Findlay through his responsibilities within the Fire Department.

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

SECTION 1: That the said Robert Holmes be and he is hereby commended for his long and loyal services to this city, and that this Council extends its best wishes to him upon his retirement.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____
CITY COUNCIL, FINDLAY, OHIO 45840

FINAL RESOLUTION

The following Final Resolution enacted by the City of Findlay, Ohio, hereinafter referred to as the Legislative Authority/Local Public Agency or "LPA", in the matter of the stated described project.

WHEREAS, on 17th day of January, 2012, the LPA enacted legislation proposing cooperation with the Director of Transportation for the described project:

The project consists of traffic signal synchronization plans to reduce congestion and idle time on Tiffin Avenue between Plaza Street and County Road 236; traffic signal replacement at the intersections of Tiffin Avenue/Plaza Street and Tiffin Avenue/Croy Drive as well as signal upgrades in the corridor, lying within the City of Findlay; and

WHEREAS, the LPA shall cooperate with the Director of Transportation in the above described project as follows:

The City agrees to assume and bear one hundred percent (100%) of the entire cost of the improvement, less the amount of Federal-aid funds set aside by the Director of Transportation for the financing of this improvement from funds allocated by the Federal Highway Administration, U.S. Department of Transportation.

The share of the cost of the LPA is now estimated in the amount of **Forty Four Thousand and - - - - 00/100 Dollars, (\$44,000.00)**, but said estimated amount is to be adjusted in order that the LPA's ultimate share of said improvement shall correspond with said percentages of actual costs when said actual costs are determined; and

WHEREAS, The Director of Transportation has approved said legislation proposing cooperation and has caused to be made plans and specifications and an estimate of cost and expense for improving the above described highway and has transmitted copies of the same to this legislative authority; and

WHEREAS, The LPA desires the Director of Transportation to proceed with the aforesaid highway improvement.

NOW, THEREFORE, be it resolved:

- I. That the estimated sum, of **Forty Four Thousand and - - - - 00/100 Dollars (\$44,000.00)** is hereby appropriated for the improvement described above and the fiscal officer is hereby authorized and directed to issue an order on the treasurer for said sum upon the requisition of the Director of Transportation to pay the cost and expense of said improvement. We hereby agree to assume in the first instance, the share of the cost and expense over and above the amount to be paid from Federal funds.
- II. That the LPA hereby requests the Director of Transportation to proceed with the aforesaid highway improvement.
- III. That the LPA enter into a contract with the State, and that **Mayor** be, and is hereby authorized to execute said contract, providing for the payment of the LPA the sum of money set forth herein above for improving the described project.
- IV. That the LPA transmit to the Director of Transportation a fully executed copy of this Resolution.

This is to certify that we have compared the foregoing copy of Resolution with the original record thereof, found in the record of the proceedings of the LPA, and which Resolution was duly passed by the LPA on the _____ day of _____, 2 _____, and that the same is a true and correct copy of the record of said Resolution and the action of said LPA thereon.

We further certify that said Resolution and the action of said LPA thereon is recorded in the journal of said LPA in Volume _____, at Page _____, and under date of _____, 2 _____.

Legislative Authority of the
City of Findlay, Ohio

Mayor

SEAL
(If Applicable)

Clerk (Secretary Ex-Officio)

RESOLUTION NO. 032-2013

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO AN AGREEMENT OR AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) AUTHORIZING THE USE OF FEDERAL URBAN ALLOCATION FUNDS FOR THE STREET RESURFACING PID95298 - PROJECT NO. 32832300, AND DECLARING AN EMERGENCY.

WHEREAS, The Engineer has requested Council to authorize the use of Federal Urban Allocation Funds for the improvements of Street Resurfacing PID95298 – Project No. 32832300, and;

WHEREAS, Council hereby authorizes the Service-Safety 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-Safety 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 Urban Allocation Funds for the improvements of Street Resurfacing PID95298 – Project No. 32832300.

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. 033-2013

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

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 Auditor is authorized to appropriate the following sums and to transfer said sums to the following accounts and/or projects:

FROM:	Human Resources #21018000-personal services	\$ 4,000.00
TO:	Mayor #21002000-other	\$ 4,000.00
FROM:	Human Resources #21018000-personal services	\$ 1,450.00
TO:	Mayor #21002000-other	\$ 1,450.00

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 to this account so that funds may be available for travel expenses to Japan, and so that the City's website may be revamped,

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. 034-2013

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

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 Auditor is authorized to appropriate the following sums and to transfer said sums to the following accounts and/or projects:

FROM:	Fire Department #21014000-other	\$ 1,000.00
TO:	Police Department #21012000-other	\$ 1,000.00

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 to correct Ordinance No. 2013-045,

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. 2013-050

AUTHORIZING THE ISSUANCE OF BONDS IN THE AMOUNT OF NOT TO EXCEED \$25,000 FOR THE PURPOSE OF REPAIRING SIDEWALKS AND INSTALLING NEW SIDEWALKS, INCLUDING ALL APPURTENANCES THERETO; AND AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY

WHEREAS, pursuant to Resolution No. 035-2011 this Council declared the necessity of repairing sidewalks and installing new sidewalks, as described in the title of this Ordinance (the "Project"); and

WHEREAS, the City Auditor (the "Fiscal Officer") has certified to this Council that the estimated life of the Project that is to be financed with the proceeds of the bonds herein described (the "Bonds") exceeds five years and the maximum maturity of said bonds is 20 years; and

WHEREAS, it is now deemed necessary to issue and sell not to exceed \$25,000 of the Bonds for the purpose described in the title of this Ordinance under authority of the general laws of the State of Ohio, including Ohio Revised Code Chapter 133.

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

SECTION 1. It is hereby declared necessary to issue bonds of the City in the principal sum of not to exceed \$25,000, or such lesser amount as shall be determined by the Fiscal Officer and certified to this Council, which bonds shall be designated "City of Findlay, Ohio Special Assessment Bonds, Series 2013" (the "Bonds"), or as otherwise designated by the Fiscal Officer, for the purpose described in the title of this Ordinance. The Bonds may be issued in one or more series.

SECTION 2. It is hereby determined, that for the purposes of issuance and sale, it is in the best interest of the City to combine the Bonds with general obligation bonds of the City authorized by separate ordinance of this Council. The Bonds and such other bonds shall be jointly referred to herein as the "Combined Bonds." As used in this Ordinance, the term "Bonds" shall also mean the Combined Bonds, where appropriate.

SECTION 3. The Bonds shall be issued as fully registered bonds and may be issued in book entry form only, in such denominations as shall be determined by the Fiscal Officer, but not exceeding the principal amount of Bonds maturing on any one date; shall be numbered consecutively from R-1 upward, as determined by the Fiscal Officer; and shall have such final terms as shall be determined by the Fiscal Officer and set forth in the Certificate of Fiscal Officer provided for in Section 4 below.

SECTION 4. The Fiscal Officer is hereby authorized and directed to execute on behalf of the City a Certificate of Fiscal Officer Relating to Terms of Bonds (the "Certificate of Fiscal Officer") setting forth the aggregate principal amount and the final terms of the Bonds, which aggregate principal amount and terms, subject to the limitations set forth in this Ordinance, shall be as determined by the Fiscal Officer. The Certificate of Fiscal Officer shall indicate the dated date for the Bonds, the dates on which interest on the Bonds is to be paid (the "Interest Payment Dates"), the purchase price for the Bonds (which shall be not less than 97% of the aggregate principal amount thereof), the maturity schedule for the Bonds (provided that the maximum maturity date of the Bonds shall not exceed 20 years), the interest rates for the Bonds (provided that the true interest cost for all Bonds in the aggregate shall not exceed 6.00% per annum), the optional and mandatory redemption provisions, if any, and such other terms not inconsistent with this Ordinance as the Fiscal Officer shall deem appropriate.

SECTION 5. The Bonds shall be issued with interest payable semiannually on each Interest Payment Date until the principal sum is paid or provision has been duly made therefor (the "Current Interest Bonds") or with interest compounded on each Interest Payment Date but payable only at maturity (the "Capital Appreciation Bonds") in such proportions as shall be set forth in the Certificate of Fiscal Officer. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months unless specified otherwise in the Certificate of Fiscal Officer. Unless otherwise determined by the Fiscal Officer, the Current Interest Bonds shall be in the denominations of \$5,000 or any integral multiple thereof, and the Capital Appreciation Bonds shall be in the denominations on the date of their issuance and delivery equal to the principal amount which, when interest is accrued and compounded thereon, beginning on the date of delivery to the Original Purchaser (as defined hereinbelow), and each Interest Payment Date thereafter, will equal \$5,000 or any integral multiple thereof at maturity.

SECTION 6. The Current Interest Bonds shall be subject to optional and mandatory redemption prior to stated maturity as provided in the Certificate of Fiscal Officer. If optional redemption of the Current Interest Bonds at a redemption price exceeding 100% is to take place on any date on which a mandatory redemption of the Current Interest Bonds of the same maturity will take place, the Current Interest Bonds to be redeemed by optional redemption shall be selected by the Bond Registrar (as defined hereinbelow) prior to the selection of the Current Interest Bonds to be redeemed at par on the same date.

When partial redemption is authorized, the Bond Registrar shall select a Current Interest Bond or portions thereof by lot within a maturity in such manner as the Bond Registrar may determine, provided, however, that the portion of any Current Interest Bond so selected shall be in the amount of \$5,000 or any integral multiple thereof (unless otherwise determined by the Fiscal Officer).

The notice of the call for redemption of Current Interest Bonds shall identify (i) by designation, letters, numbers or other distinguishing marks, the Current Interest Bonds or portions thereof to be redeemed, (ii) the redemption price to be paid, (iii) the date fixed for redemption, and (iv) the place or places where the amounts due upon redemption are payable. From and after the specified redemption date interest on the Current Interest Bonds (or portions thereof) called for redemption shall cease to accrue. Such notice shall be sent by first class mail at least 30 days prior to the redemption date to each registered holder of the Current Interest Bonds to be redeemed at the address shown in the Bond Register (as defined hereinbelow) on the 15th day preceding the date of mailing. Failure to receive such notice or any defect therein shall not affect the validity of the proceedings for the redemption of any Current Interest Bond.

SECTION 7. The Bonds shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance. The Bonds shall be executed by the Mayor of the City (the "Mayor") and by the Fiscal Officer in their official capacities, provided that either or both of their signatures may be a facsimile. No Bond shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Bond, is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued and delivered under this Ordinance and is entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Bond Registrar or by such other person acting as an agent of the Bond Registrar as shall be approved by the Fiscal Officer on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Bonds.

SECTION 8. The principal of and interest on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. The principal of the Bonds shall be payable upon presentation and surrender of the Bonds at the principal office of the Bond Registrar. Each Bond shall bear interest from the later of the date thereof,

or the most recent Interest Payment Date to which interest has been paid or duly provided for, unless the date of authentication of any Bond is less than 15 days prior to an Interest Payment Date, in which case interest shall accrue from such Interest Payment Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered, at the close of business on the 15th day next preceding that Interest Payment Date (the "Record Date") (unless such date falls on a non-business day, in which case the Record Date shall be the preceding business day), on the Bond Register at the address appearing therein.

Any interest on any Bond which is payable, but is not punctually paid or provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Record Date by virtue of having been such owner and such Defaulted Interest shall be paid to the registered owner in whose name the Bond is registered at the close of business on a date (the "Special Record Date") to be fixed by the Bond Registrar, such Special Record Date to be not more than 15 nor less than 10 days prior to the date of proposed payment. The Bond Registrar shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Bondholder, at such Bondholder's address as it appears in the Bond Register, not less than 10 days prior to such Special Record Date, and may, in its discretion, cause a similar notice to be published once in a newspaper in each place where Bonds are payable, but such publication shall not be a condition precedent to the establishment of such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered by the Bond Registrar upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

SECTION 9. The Fiscal Officer is hereby authorized and directed to serve as authenticating agent, bond registrar, transfer agent, and paying agent (collectively, the "Bond Registrar") for the Bonds or to execute on behalf of the Council a Bond Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Fiscal Officer and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as the Bond Registrar for the Bonds. If at any time the Bond Registrar shall be unable or unwilling to serve as such, or the Fiscal Officer in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Fiscal Officer may, and is hereby authorized and directed to enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Bond Registrar hereunder. Each such successor Bond Registrar shall promptly advise all bondholders of the change in identity and new address of the Bond Registrar. So long as any of the Bonds remain outstanding, the City shall cause to be maintained and kept by the Bond Registrar, at the office of the Bond Registrar, all books and records necessary for the registration, exchange and transfer of Bonds as provided in this Section (the "Bond Register"). Subject to the provisions hereof, the person in whose name any Bond shall be registered on the Bond Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Bond shall be made only to or upon the order of that person. Neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Bonds, including the interest thereon, to the extent of the amount or amounts so paid.

Any Bond, upon presentation and surrender at the office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar, may be exchanged for Bonds of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

A Bond may be transferred only on the Bond Register upon presentation and surrender thereof at the office of the Bond Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar. Upon that transfer, the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Bond Registrar shall not be required to transfer or exchange (i) any Bond during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Bonds, and ending at the close of business on the day of such mailing, or (ii) any Bonds selected for redemption, in whole or in part, following the date of such mailing.

In all cases in which Bonds are exchanged or transferred hereunder, the City shall cause to be executed and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the City and the Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Bonds. All Bonds issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Bonds surrendered upon that transfer or exchange.

SECTION 10. For purposes of this Ordinance, the following terms shall have the following meanings:

"Book entry form" or "book entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Bonds may be transferred only through a book entry and (ii) physical Bonds in fully registered form are issued only to a Depository or its nominee as registered owner, with the Bonds "immobilized" in the custody of the Depository, and the book entry is the record that identifies the owners of beneficial interests in those Bonds.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book entry system to record beneficial ownership of Bonds and to effect transfers of Bonds, in book entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

All or any portion of the Bonds may be initially issued to a Depository for use in a book entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance: (i) there shall be a single Bond of each maturity, (ii) those Bonds shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Bonds in book entry form shall be shown by book entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book entry; and (v) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City. Bond service charges on Bonds in book entry form registered in the name of a Depository or its nominee shall be payable in same day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Bonds as provided in this Ordinance.

The Bond Registrar may, with the approval of the City, enter into an agreement with the beneficial owner or registered owner of any Bond in the custody of a Depository providing for making all payments to that owner of principal and interest on that Bond or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Bond, upon any conditions which shall be satisfactory to the Bond Registrar and the City. That payment in any event shall be made to the person who is the registered owner of that Bond on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Bond Registrar shall furnish a copy of each of those agreements, certified to be correct by the Bond Registrar, to other paying agents for Bonds and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

If requested, the Mayor, the Fiscal Officer, or any other officer of this Council, is authorized to execute, acknowledge and deliver, in the name of and on behalf of the City, an agreement among the City, the Bond Registrar and a Depository to be delivered in connection with the issuance of the Bonds to such Depository for use in a book entry system.

If any Depository determines not to continue to act as the Depository for the Bonds for use in a book entry system, the City and the Bond Registrar may attempt to establish a securities depository/book entry relationship with another qualified Depository under this Ordinance. If the City and the Bond Registrar do not or are unable to do so, the City and the Bond Registrar, after the Bond Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing definitive Bonds), if the event is not the result of action or inaction by the City or the Bond Registrar, of those persons requesting such issuance.

SECTION 11. There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the ten mill limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Bonds are outstanding for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Bonds as and when the same falls due and to provide a fund for the repayment of the principal of the Bonds at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution.

SECTION 12. The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of the premium, if any, and interest on and principal of the Bonds when and as the same fall due. Notwithstanding the foregoing, if the City determines that funds will be available from other sources for the payment of the Bonds in any year, the amount of the Debt Service Levy for such year shall be reduced by the amount of funds which will be so available, and the City shall appropriate such funds to the payment of the Bonds in accordance with law.

SECTION 13. The City hereby covenants, pursuant to Ohio Revised Code Section 133.05(B)(7), to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Bonds in each year until full payment is made.

SECTION 14. The Bonds shall be sold to such purchaser or purchasers (collectively, the "Original Purchaser") as the Fiscal Officer shall designate in the Certificate of Fiscal Officer, at the purchase price set forth in the Certificate of Fiscal Officer. The Fiscal Officer and the Mayor of the City, or either of them individually, are authorized to execute on behalf of the City a bond purchase agreement or term sheet with the Original Purchaser setting forth the conditions under which the Bonds are to be sold and delivered, which agreement or term sheet shall be in such form, not inconsistent with the terms of this Ordinance, as the Fiscal Officer shall determine.

The proceeds from the sale of the Bonds, except the premium and accrued interest thereon, shall be used for the purpose aforesaid and for no other purpose. Any accrued interest received from such sale shall be transferred to the bond retirement fund to be applied to the payment of the principal of and interest on the Bonds, or other obligations of the City, as permitted by law. Any premium from the sale of the Bonds shall be deposited into the fund or funds specified in the Certificate of Fiscal Officer and shall be used for the proper purposes of such fund or funds.

SECTION 15. The Council hereby covenants that it will comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Bonds is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Bonds so that the Bonds will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The Council further covenants that it will restrict the use of the proceeds of the Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Fiscal Officer, the Mayor, or any other officer of the City is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the Council with respect to the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Fiscal Officer, which action shall be in writing and signed by the Fiscal Officer, the Mayor, or any other officer of the City on behalf of the Council; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the Council, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds; and (c) to give an appropriate certificate on behalf of the Council, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the Council pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the Council regarding compliance by the Council with Sections 141 through 150 of the Code and the Regulations.

The Fiscal Officer shall keep and maintain adequate records pertaining to investment of all proceeds of the Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Bonds that relates to the use of such proceeds, which limits the amount of bond proceeds which may be invested on an unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Fiscal Officer is hereby authorized and directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Bonds requires any such reports or rebates.

SECTION 16. The Fiscal Officer is authorized to make appropriate arrangements, if such officer deems it in the best interest of the City, for the issuance of a municipal bond insurance policy with respect to all or any portion of the Bonds, including executing and delivering a commitment therefor and certificates and other documents in connection therewith. All additional provisions required to be authorized by this Council for the issuance of a municipal bond insurance policy shall be contained in the Certificate of Fiscal Officer.

SECTION 17. The distribution of an Official Statement of the City, in preliminary and final form, relating to the original issuance of the Bonds is hereby authorized if the Fiscal Officer determines that it is necessary or advisable to prepare and distribute an Official Statement in connection with the original issuance of the Bonds. If the Fiscal Officer so determines, then the Fiscal Officer, the Mayor and any other officer of this Council are hereby authorized and directed to negotiate, prepare and execute, on behalf of the City and in their official capacity, the Official Statement and any supplements thereto as so executed in connection with the original issuance of the Bonds, and they are authorized and directed to advise the Original Purchaser in writing regarding limitations on the use of the Official Statement and any supplements thereto for purposes of marketing or reoffering the Bonds as they deem necessary or appropriate to protect the interests of the City. The Fiscal Officer, the Mayor and any other officer of this Council are each authorized to execute and deliver, on behalf of the City and in their official capacities, such certificates in connection with the accuracy of an Official Statement, in either preliminary or final form, and any supplements thereto as may, in their judgment, be necessary or appropriate.

SECTION 18. The obtaining or updating of a rating or ratings on the Bonds and the City is hereby authorized if the Fiscal Officer determines that it is necessary or advisable in connection with the original issuance of the Bonds. If the Fiscal Officer so determines, then the Fiscal Officer, Mayor, and this Council are hereby authorized and directed to take all steps necessary to obtain such rating or ratings.

SECTION 19. The Fiscal Officer, on behalf of this Council, is hereby authorized to appoint PRISM Municipal Advisors, LLC to serve as financial advisor to the City for the Bonds. The fees to be paid to such firm shall be subject to review and approval of the Fiscal Officer.

SECTION 20. This Council hereby declares that the Bonds are "obligations" within the meaning of Section 127.01 of the City's Codified Ordinances. If the Fiscal Officer determines that the Bonds are subject to the Rule (as defined in said Section 127.01), then the Certificate of Fiscal Officer or a continuing disclosure agreement shall identify the annual financial information and operating data which will constitute the "Annual information" for purposes of said Section 127.01.

SECTION 21. The officer having charge of the minutes of the Council and any other officers of the Council, or any of them individually, are hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Bonds and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Council relating to the power and authority of the City to issue the Bonds and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the Fiscal Officer and a no-litigation certificate of the Mayor and the Fiscal Officer, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein.

The Fiscal Officer, Mayor, Law Director, and any other officer of the City or of the Council are hereby authorized and directed to take such action and to execute and deliver, on behalf of the Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

SECTION 22. It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Bonds in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the full faith, credit and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Bonds.

SECTION 23. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

SECTION 24. The Clerk of Council is hereby directed to forward a certified copy of this Ordinance to the County Auditor of Hancock County, Ohio.

SECTION 25. 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, and for the further reason it is immediately necessary to take advantage of favorable interest rates.

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 _____

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of an ordinance duly adopted by the Council of the City of Findlay, Ohio on July 16, 2013 and that a true copy thereof was certified to the County Auditor of Hancock County, Ohio.

Clerk of Council
City of Findlay, Ohio

RECEIPT OF COUNTY AUDITOR FOR
LEGISLATION PROVIDING
FOR THE ISSUANCE OF
GENERAL OBLIGATION BONDS

I, Charity Rauschenberg, the duly elected, qualified, and acting County Auditor in and for Hancock County, Ohio hereby certify that a certified copy of an ordinance duly adopted by the City Council of the City of Findlay, Ohio on July 16, 2013 providing for the issuance of general obligation bonds designated "City of Findlay, Ohio Special Assessment Bonds, Series 2013," or as otherwise designated by the City Auditor of said City, in the amount of not to exceed \$25,000 was filed in this office on _____, 2013.

WITNESS my hand and official seal at Findlay, Ohio this _____, 2013.

[SEAL]

County Auditor
Hancock County, Ohio

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The City Council of the
City of Findlay, Ohio

The undersigned City Auditor of the City of Findlay, Ohio, as the fiscal officer of said City, hereby certifies as follows:

1. The estimated life of the improvements described as follows (the "Improvements") exceeds five years:

repairing sidewalks and installing new sidewalks, including all appurtenances thereto.
2. The maximum maturity of the bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Ohio Revised Code Section 133.20, is 20 years.

Dated: July 16, 2013

City Auditor
City of Findlay, Ohio

ORDINANCE NO. 2013-051

AN ORDINANCE AMENDING SECTIONS 147.01 AND 147.03 OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

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

SECTION 1: That section 147.01 of the Codified Ordinances of the City of Findlay, Ohio which reads as follows:

147.01 CREATION; OBJECTIVES.

There is created in the City a Parking Authority which shall have its general objectives as follows:

- (a) Increase efficiency and utility of existing off-street and on-street parking spaces in the Central Business District.
- (b) Through the action of both the private and public sectors, promote systematic development of additional off-street parking spaces within the downtown area.
- (c) Implement parking-related recommendations of the City Downtown Revitalization Strategy and Action Program.

Be and the same is hereby amended to read as follows:

147.01 CREATION; OBJECTIVES.

There is created in the City a Parking Authority which shall have its general objectives as follows:

- (a) Increase efficiency and utility of existing off-street and on-street parking spaces in the Central Business District.
- (b) Through the action of both the private and public sectors, promote systematic development of additional off-street parking spaces within the downtown area.
- (c) Implement parking-related recommendations.

SECTION 2: That Section 147.03 of the Codified Ordinances of the City of Findlay, Ohio which reads as follows:

147.03 MEMBERSHIP; TERM.

The Parking Authority shall consist of the following members, who shall either become members of the Authority by virtue of the offices they hold, or by virtue of appointment from the agency or group they serve; all members to hold office for a two-year term.

- (a) The members shall be:
 - (1) The Mayor (chairperson).
 - (2) Regional Planning Director.
 - (3) Two representatives of the Findlay Downtown Area Association.
 - (4) One representative of the Downtown Findlay Associates.
 - (5) One representative of the Chamber of Commerce.

- (6) One representative of the CDRF.
- (7) One County Commissioner.
- (8) One member of Council.
- (9) There shall be two ex-officio members: the City Engineer and the Economic Development Director.

Be and the same is hereby amended to read as follows:

147.03 MEMBERSHIP; TERM.

The Parking Authority shall consist of the following members, who shall either become members of the Authority by virtue of the offices they hold, or by virtue of appointment from the agency or group they serve; all members to hold office for a two-year term.

- (a) The members shall be:
 - (1) The Mayor (chairperson).
 - (2) The Hancock Regional Planning Director.
 - (3) One representative from the Downtown Findlay Improvement District, Inc.
 - (4) One representative from Findlay Main Street.
 - (5) One representative from the Findlay/Hancock County Alliance.
 - (6) One representative from Findlay/Hancock County Economic Development.
 - (7) One County Commissioner.
 - (8) Two members of Council.
 - (9) The Service-Safety Director shall serve as an ex-officio member.

SECTION 2: That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to amend said sections of the Codified Ordinance so that a Parking Authority can be established and future meetings involving said Parking Authority may be conducted,

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

PRESIDENT OF COUNCIL

MAYOR

PASSED: _____

ATTEST _____
CLERK OF COUNCIL

APPROVED: _____

ORDINANCE NO. 2013-052

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

WHEREAS, Council adopted Resolution 009-2013 the renewal petition, services plan and budget of the Downtown Findlay Special Improvement District (THE DISTRICT), all in accordance with the petition signed by the owners of at least seventy-five percent (75%) of the area of lots and lands affected by the proposed District, which has been amended by Resolution 024-2013 which has no affect other than modifying THE DISTRICT boundaries, which are all contiguous, and still represents at least seventy-five percent (75%) of the area of lots and land affected by the amendment to said District, and which properly assesses said properties on the basis of square footage of each respective property within THE DISTRICT; and,

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

WHEREAS, this Council adopted Resolution 025-2013 declaring the necessity of providing the enhanced public services described above, and;

WHEREAS, this Council has provided proper notice of said amended assessments to all properties within THE DISTRICT, dated August 17, 2013 and no objections to said assessments have been received.

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

SECTION 1: It is determined to proceed with the provisions of the enhanced public services described in the Renewal Petition, Services Plan and Budget, as amended, and as approved by Resolutions 009-2013, 024-2013 and 025-2013 (THE COMPREHENSIVE PLAN), each of which is now on file in the office of the Clerk of Council.

SECTION 2: The enhanced public services shall be provided in accordance with the provisions of Resolution 009-2013, 024-2013, 025-2013 and THE COMPREHENSIVE PLAN.

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

SECTION 4: The whole cost of the enhanced public services to be assessed in accordance with Resolution 009-2013, 024-2013 and 025-2013 shall be assessed on an annual basis for a period of Five (5) years in the manner and pursuant to the payment schedule set forth, and on the lots and lands described, in those Resolutions.

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

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

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

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

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

Parcel Number	Owner Name	Address	Contact Name	Phone	Email	Front	Depth	Amount	Square Ft	Mailing name	Mailing street address	Mailing City	Mailing State	Mailing zip
560000178100	APPRAISAL RESEARCH CORPORATION	501 S MAIN ST	Rick Hoffman	614-316-7425	rick@lgs.com	48	100	\$144.00	4,800	Appraisal Research Corp	101 E Sandusky St	Findlay	OH	45840
56000018676	APPRAISAL RESEARCH CORPORATION	E SANDUSKY ST	Rick Hoffman	614-316-7425	rick@lgs.com	20	109	\$64.86	2,162	Appraisal Research Corp	101 E Sandusky St	Findlay	OH	45840
570000210850	DANMAR INC	233 S MAIN ST	Dan Snyder	419-422-8906	dan@sawfindlay.com	25	200	\$150.00	5,000	Danmar Inc	101 W Sandusky St	Findlay	OH	45840
570000210950	FINDLAY DEVELOPMENT LLC	321 S MAIN ST	Beau Thompson	419-348-7188	beau@thegreengarden.com	60	200	\$360.00	12,000	Findlay Development LLC	101 W Sandusky St	Findlay	OH	45840
600000318390	HECK BETH B FAMILY TRUST	624 S MAIN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	62	150	\$279.00	9,300	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318400	HECK BETH B FAMILY TRUST	110 -112 W LINCOLN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	62	50	\$93.00	3,100	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318240	HECK JAMES R TRUST	500-506 S MAIN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	75	200	\$450.00	30,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318250	HECK JAMES R TRUST	S MAIN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	50	200	\$300.00	10,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318350	HECK JAMES R TRUST	612 S MAIN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	45	200	\$270.00	9,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318360	HECK JAMES R TRUST	618 S MAIN ST	Jim Heck	419-348-3181	jim@kennedyprint.com	50	200	\$300.00	10,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600000318460	HECK JAMES R TRUST	129 W SANDUSKY ST	Jim Heck	419-348-3181	jim@kennedyprint.com	50	200	\$300.00	10,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
600001008721	HECK JAMES R TRUST	W SANDUSKY ST	Jim Heck	419-348-3181	jim@kennedyprint.com	50	200	\$300.00	10,000	James R & Beth B Heck	101 W Sandusky St	Findlay	OH	45840
570000211100	118 EAST SANDUSKY STREET LLC	118 E SANDUSKY ST	Matt Newman	419-306-5513	flver2777@aol.com	50	100	\$150.00	5,000	118 East Sandusky Street LLC	1012 Fox Run Rd	Findlay	OH	45840
570000211130	120 EAST SANDUSKY STREET LLC	120 E SANDUSKY ST	Matt Newman	419-306-5513	flver2777@aol.com	50	100	\$150.00	5,000	118 East Sandusky Street LLC	1012 Fox Run Rd	Findlay	OH	45840
570000210820	TAURUS CAPITAL MANAGEMENT LLC	223 S MAIN ST	Amar Khadey	502-584-2424	amar@tauruscapitalmanagement.com	60	200	\$360.00	12,000	Taurus Capital Management LLC	10300 Linn Station Rd	Louisville	KY	40223-3862
560000178110	SWANSON RONALD R & REBECCA	107 E SANDUSKY ST	Ron and Rebecca Swanson	419-422-3485	becko376@aol.com	21	50	\$31.50	1,050	Ronald R & Rebecca Swanson	107 E Sandusky St	Findlay	OH	45840
570000210900	POWELL STEVEN M CO LPA	108 E MAIN CROSS ST	Steven Powell	419-423-8668	spjlaw@woh.rr.com	37	50	\$55.50	1,850	Steven M Powell Co LPA	108 E Main Cross St	Findlay	OH	45840
600000318340	CHARLES CLAPPER PROPERTIES LLC	610 S MAIN ST	Chuck Clapper	419-422-7722	sinksflowers@sbcglobal.net	45	200	\$270.00	9,000	S&A Real Properties LLC	10818 CR 180	Findlay	OH	45840
570000211010	HICKORY HILL INVESTMENTS	117 E CRAWFORD ST	Tom Kagy	419-422-9154	guideone@ameritech.net	60	40	\$72.00	2,400	Hickory Hill Investments	115 E Crawford St	Findlay	OH	45840
570000210770	WASBRO RENTAL PROPERTY LLC	201 S MAIN ST	Jack and Jeanne Wasbro	419-423-8321	jwasbro@woh.rr.com	50	200	\$300.00	10,000	Wasbro Rental Property LLC	115 E Front St	Findlay	OH	45840
570000211120	RAKESTRAW RUSSELL E ETAL	119 E CRAWFORD ST	Sandra Rakestraw	419-422-9455	gar@rakeslaw.com	25	100	\$75.00	2,500	Rakestraw Russell Et Al	11595 CR 40	Findlay	OH	45840
570000211240	MAIN CROSS REAL ESTATE INC	E MAIN CROSS ST	Paul Kramer	419-306-9496	ptkramer@cityuniforformsandlined.com	50	200	\$300.00	10,000	Main Cross Real Estate Inc	116 E Main Cross St	Findlay	OH	45840
570000211250	MAIN CROSS REAL ESTATE INC	116 E MAIN CROSS ST	Paul Kramer	419-306-9496	ptkramer@cityuniforformsandlined.com	50	200	\$300.00	10,000	Main Cross Real Estate Inc	116 E Main Cross St	Findlay	OH	45840
600000318630	KIRK RENTALS	116 W LIMA ST	Mark Kirk	419-348-5220	doemkirk@aol.com	100	100	\$300.00	10,000	Kirk Rentals	116 W Lima St	Findlay	OH	45840
570000210260	HOGGE IVAN D	222 S MAIN ST	Ivan Hoge	419-422-6800	ihoge@aol.com	25	150	\$112.50	3,750	Ivan D Hoge	1201 Maple Ave	Findlay	OH	45840
600000318430	HARVEY RENTAL LLC	117 W SANDUSKY ST	Ron Harvey	419-422-6601	rharvey@harveyad.com	50	89	\$133.50	4,450	Harvey Rental LLC	1205 Glen Meadow Dr	Findlay	OH	45840
600000318440	HARVEY RENTAL LLC	W SANDUSKY ST	Ron Harvey	419-422-6601	rharvey@harveyad.com	50	112	\$168.00	5,600	Harvey Rental LLC	1205 Glen Meadow Dr	Findlay	OH	45840
570000210200	SPRAGUE CONSTANCE COLE	210 S MAIN ST	Constance Cole	419-306-2710	rscocs@bright.net	25	150	\$112.50	3,750	Constance Cole Sprague	1219 S Main St	Findlay	OH	45840
570000210780	SPRAGUE CONSTANCE COLE	209 S MAIN ST	Constance Sprague	419-306-2710	rscocs@bright.net	60	200	\$360.00	12,000	Constance Cole Sprague	1219 S Main St	Findlay	OH	45840
600000315280	RUSSELL DAVID A & VICKIE ETAL	483 W MAIN CROSS ST	David Russell	419-423-7900	druss22125@aol.com	200	200	\$1,200.00	40,000	Vickie Russell	1224 S Main St	Findlay	OH	45840
570000211140	LAKMYER REAL ESTATE LLC	123 E CRAWFORD ST	John Bookmyer	419-722-6645	jbookmyer@painmngtgroup.com	50	75	\$112.50	3,750	Lakmyer Real Estate LLC	123 E Crawford St	Findlay	OH	45840
570000211150	LAKMYER REAL ESTATE LLC	124 E SANDUSKY ST	John Bookmyer	419-722-6645	jbookmyer@painmngtgroup.com	50	125	\$187.50	6,250	Lakmyer Real Estate LLC	123 E Crawford St	Findlay	OH	45840
570000211200	FINDL HANC CO CHAMBER OF COMM	123 E MAIN CROSS ST	John Haywood	419-422-3313	jhaywood@findlayhancokalliance.com	50	200	\$300.00	10,000	Findlay Hancock County Chamber of Commerce	123 E Main Cross St	Findlay	OH	45840
570000211110	FINDLAY PARKING GARAGE	121 E CRAWFORD ST	Mike Mallett	419-422-3196	mike@horsebrew.com	75	100	\$225.00	7,500	Findlay Parking Garage LLC	130 E Sandusky St	Findlay	OH	45840
570000211180	FINDLAY PARKING GARAGE LLC	122 E CRAWFORD ST	Mike Mallett	419-422-3196	mike@horsebrew.com	125	200	\$750.00	25,000	Findlay Parking Garage LLC	130 E Sandusky St	Findlay	OH	45840
570000211170	FINDLAY PARKING GARAGE LLC	132 E CRAWFORD ST	Mike Mallett	419-422-3196	mike@horsebrew.com	75	200	\$450.00	15,000	Findlay Parking Garage LLC	130 E Sandusky St	Findlay	OH	45840
600000315250	KARHOFF PAUL KARHOFF PAUL EXCAVATING	409 W MAIN CROSS ST	Paul Karhoff	419-422-6687	snail mail	100	191	\$573.00	19,100	Mr & Mrs Paul W Karhoff	13453 Twp Rd 149	Arlington	OH	45814-9772
570000211050	PERIN THOMAS P SR & DOROTHY J	411 S MAIN ST	Mike Miller	419-722-0079	w.peppers@yahoo.com	50	200	\$300.00	10,000	Thomas P & Dorothy J Perin	1461 Marsh Hawk Rd	Perrysburg	OH	43551
600000318410	GARNES LTD	630 S MAIN ST	Todd Garlock	419-348-3681	tgarlock@garlockbrothers.com	38	115	\$131.10	4,370	Garnes Ltd	15272 E SR 12	Findlay	OH	45840
5700001001312	HEADQUARTERS DEV CO LTD	237 S MAIN ST	Kathy Herz	419-422-8101	jherz@woh.rr.com	50	125	\$187.50	6,250	Headquarters Dev Co Ltd	153 Woodcliff Dr	Findlay	OH	45840
600000318370	FORCLOSURE	620 S MAIN ST	FORECLOSURE	419-422-4121	IN FORCLOSURE	31	200	\$186.00	6,200	Brian K Osborne	15590 Thornwood Dr	Findlay	OH	45840
570000210230	LONGBERRY TODD A	216 S MAIN ST	Todd & Stephanie Longberry	419-422-7732	lpp217@att.net	25	150	\$112.50	3,750	Todd A Longberry	15986 Twp Rd 173	Findlay	OH	45840
570000210940	GARDNER BROTHERS LLC	319 S MAIN ST	Michael Gardner	419-721-3028	michael@suptrim.com	50	200	\$300.00	10,000	Gardner Brothers LLC	16067 SR 12	Findlay	OH	45840
570000210860	TJW ENTERPRISES INC	235 S MAIN ST	Tim & Jackie Weimerskirch	419-348-8644	jswaimer@aol.com	25	200	\$150.00	5,000	Michael J Gardner	16067 SR 12	Findlay	OH	45840
570000210890	MILSTEIN JAFFE & GOLDMAN INCORPORATED	114 E MAIN CROSS ST	John Kosty	419-422-7700	jfk@kostyolaw.com	38	50	\$57.00	1,900	Milstein Jaffe & Goldman Inc	16067 SR 12	Findlay	OH	45840
570001022010	WHO LLC	219 BROADWAY	Doug Wendt	419-422-2121	dawendr@marathonpetroleum.com	30	49	\$44.10	1,470	Who LLC	1609 Autumn Dr	Findlay	OH	45840
570001008082	127 EAST MAIN CROSS LTD	127 E MAIN CROSS ST	Scott Younger	419-306-2130	scv1976@aol.com	130	200	\$780.00	26,000	Scott C Younger	17132 Twp Rd 207	Findlay	OH	45840
560000178070	HUNSBERGER LESLIE/IMAGINE THAT	113 E SANDUSKY ST	Leslie Hunsberger	419-420-9838	imagine THAT@ameritech.net	39	50	\$58.50	1,950	Leslie Hunsberger	1921 Cobblestone	Findlay	OH	45840
560000178090	HUNSBERGER LESLIE/IMAGINE THAT	111 E SANDUSKY ST	Leslie Hunsberger	419-420-9838	imagine THAT@ameritech.net	20	50	\$90.00	1,000	Leslie Hunsberger	1921 Cobblestone	Findlay	OH	45840
570000210390	HOLLINGTON ANNETT E	400 S MAIN ST	Annette Hollington	419-423-6733	holly@scaptd.com	50	200	\$300.00	10,000	Annette Hollington	1995 Tiffin Ave	Findlay	OH	45840
570001005814	FINDLAY INN LIMITED PARTNERSHIP	200 E MAIN CROSS ST	Phil Gardner	419-581-1131	phil_gardner57@hotmail.com	241	200	\$1,446.00	48,200	Findlay Inn Limited Partnership	200 E Main Cross St	Findlay	OH	45840
570001004934	FINDLAY INN LIMITED PRNTP	E MAIN CROSS ST	Phil Gardner	419-581-1131	phil_gardner57@hotmail.com	100	200	\$600.00	20,000	Findlay Inn Limited Partnership	200 E Main Cross St	Findlay	OH	45840
570000210190	BROWN JAMES B & MARY A	200 S MAIN ST	James and Mary Brown	419-422-5852	findlayacehardware@sbcglobal.net	100	150	\$450.00	15,000	James B & Mary A Brown	200 S Main St	Findlay	OH	45840
570001014501	SCHUCK ROBERT E	200 W SANDUSKY ST	Robert Schuck	419-422-2864	reslaw@bright.net	25	235	\$176.26	5,875	Robert E Schuck	200 W Sandusky St	Findlay	OH	45840
570000211440	WASBRO GENEVA JEANNE REV TRUST	E SANDUSKY ST	Jack and Jeanne Wasbro	419-423-8321	jwasbro@woh.rr.com	50	140	\$210.00	7,000	Bob & Tammy Nash	201 E Crawford St	Findlay	OH	45840
570000211450	WASBRO GENEVA JEANNE REV TRUST	201 E CRAWFORD ST	Jack and Jeanne Wasbro	419-423-8321	jwasbro@woh.rr.com	25	60	\$45.00	1,500	Bob & Tammy Nash	201 E Crawford St	Findlay	OH	45840
570000211480	WASBRO GENEVA JEANNE REV TRUST	206 E SANDUSKY ST	Jack and Jeanne Wasbro	419-423-8321	jwasbro@woh.rr.com	20	140	\$84.00	2,800	Bob & Tammy Nash	201 E Crawford St	Findlay	OH	45840
570001008085	WASBRO GENEVA JEANNE REV TRUST	E CRAWFORD ST	Jack and Jeanne Wasbro	419-423-8321	jwasbro@woh.rr.com	45	60	\$81.00	2,700	Bob & Tammy Nash	201 E Crawford St	Findlay	OH	45840
600000318450	HERR RICHARD J	123 W SANDUSKY ST	Richard J Herr	419-348-4397	rjh_1121@yahoo.com	50	200	\$300.00	10,000	Richard J & Waltraud Herr	2031 W Sandusky St	Findlay	OH	45840
600000318490	COLDREN FUNERAL HOME INC	205 W SANDUSKY ST	Jack Crates	419-422-2323	ccrath@coldrencrates.com	200	200	\$1,200.00	40,000	Coldren Funeral Home Inc	205 W Sandusky St	Findlay	OH	45840
570001008084	TRETT ENTERPRISE LLC	213 E CRAWFORD ST	Ty Trett	419-348-1261	ttconstruction1@aol.com	90	101	\$272.70	9,090	Trett Enterprise LLC	213 E Crawford St	Findlay	OH	45840
570000921370	LARICHE CHEVROLET CADILLAC INC	EAST ST	John LaRiche	419-422-1855	jlalriche@larichechevrolet.com	100	200	\$600.00	20,000	LaRiche Chevrolet Cadillac Inc	215 E Main Cross St	Findlay	OH	45840
210001028229	LARICHE PROPERTIES	215 E MAIN CROSS ST	John LaRiche	419-422-1855	jlalriche@larichechevrolet.com	417	208	\$2,497.92	86,735	LaRiche Properties	215 E Main Cross St	Findlay	OH	45840
570000210790	CAVINS BRYAN V	215 S MAIN ST	Bryan Cavins	419-423-1115	kitchens@bright.net	20	200	\$120.00	4,000	Bryan V Cavins	215 S Main St	Findlay	OH	45840
570000210250	SHAFFER KERWIN	220 S MAIN ST	Kerwin Shafer	419-422-5040	snail mail	20	150	\$90.00	3,000	Kerwin L Shafer	219 Broadway St	Findlay	OH	45840
570001022009	SHAFFER KERWIN L	218 S MAIN ST	Kerwin Shafer	419-422-5040	snail mail	30	101	\$90.90	3,030	Kerwin L Shafer	219 Broadway St	Findlay	OH	45840
570000210810	RANDY L REEVES CO	221 S MAIN ST	Randy Reeves	419-228-2122	randy@reevespa.com	25	200	\$150.00	5,000	Randy				

Parcel Number	Owner Name	Address	Contact Name	Phone	Email	Front	Depth	Amount	Square Ft	Mailing name	Mailing street address	Mailing City	Mailing State	Mailing zip
56000178130	FINDLAY BEL LTD	S MAIN ST	Mark Line	419-427-1819	lcepriest@tfc-inc.com	32	200	\$192.00	6,400	Findlay Bel Ltd	2600 Foxfire Ln	Findlay	OH	45840
560001025161	FINDLAY BEL LTD	517 S MAIN ST UNIT 1-A	Mark Line	419-427-1819	information@tfc-inc.com OR	0	0	\$60.00	2,000	Findlay Bel Ltd	2600 Foxfire Ln	Findlay	OH	45840
560001025162	FINDLAY BEL LTD	517 S MAIN ST UNIT 1-B	Mark Line	419-427-1819	lcepriest@tfc-inc.com	0	0	\$60.00	2,000	Findlay Bel Ltd	2600 Foxfire Ln	Findlay	OH	45840
560001025164	FINDLAY BEL LTD	521 S MAIN ST UNIT 3	Mark Line	419-427-1819	lcepriest@tfc-inc.com	0	0	\$60.00	2,000	Findlay Bel Ltd	2600 Foxfire Ln	Findlay	OH	45840
560001025165	FINDLAY BEL LTD	521 S MAIN ST UNIT 4	Mark Line	419-427-1819	lcepriest@tfc-inc.com	0	0	\$60.00	2,000	Findlay Bel Ltd	2600 Foxfire Ln	Findlay	OH	45840
570001008083	CASATI GLORIA A	207 E CRAWFORD ST	Gloria Casati	419-423-3926	2617 Westmoore Road, Findlay, Ohio	40	100	\$120.00	4,000	Gloria A Casati	2617 Westmoore Rd	Findlay	OH	45840
600001008719	HANCOCK COUNTY COMMISSIONERS	512 S MAIN ST	Hancock Co Comms	419-424-7044	commissioners@co.hancock.oh.us	75	200	\$450.00	15,000	Hancock County Commissioners	300 S Main St	Findlay	OH	45840
570000210340	WIRES INVESTMENTS LTD	332 S MAIN ST	Duane Wires	419-422-2015	wiresonmain@mac.com	45	89	\$120.16	4,005	Wires Investments Ltd	301 Pheasant Run Pl	Findlay	OH	45840
560001006670	DRAKE LAW FIRM PROPERTIES	W MAIN CROSS ST	Thomas Drake	419-423-0242	t Drake@findlaw.com	51	73	\$111.70	3,723	Drake Law Firm Properties LTD	301 S Main St	Findlay	OH	45840
560001006831	DRAKE LAW FIRM PROPERTIES	301 S MAIN ST UNIT 4	Thomas Drake	419-423-0242	t Drake@findlaw.com	0	0	\$180.00	6,000	Drake Law Firm Properties LTD	301 S Main St	Findlay	OH	45840
560001006832	DRAKE LAW FIRM PROPERTIES	301 S MAIN ST UNIT 5	Thomas Drake	419-423-0242	t Drake@findlaw.com	0	0	\$180.00	6,000	Drake Law Firm Properties LTD	301 S Main St	Findlay	OH	45840
560000170810	URBANSKI ANN J	318 W MAIN CROSS ST	John and Ann Urbanski	419-423-8496	urbanski@hancockseniors.org	51	160	\$244.80	8,160	First Federal Bank	301 S Main St	Findlay	OH	45840
560001022543	URBANSKI ANN J	322 W MAIN CROSS ST	John and Ann Urbanski	419-423-8496	urbanski@hancockseniors.org	40	152	\$182.40	6,080	First Federal Bank	301 S Main St	Findlay	OH	45840
570000211060	SMITH JAMES J	110 E SANDUSKY ST	Mike Bulkowski	419-889-3886	maoui50@gmail.com	23	50	\$34.50	1,150	Michael Bulkowski	315 Glendale Ave	Findlay	OH	45840
560001025198	CNK INVESTMENTS	301 W MAIN CROSS ST	Mike Needler Sr or Julie Anderson	419-348-6430	mikeneedler@freshcounter.com	217	225	\$1,464.76	48,825	CNK Investments	317 W Main Cross St	Findlay	OH	45840
560000170830	NEEDLER MICHAEL S	W MAIN CROSS ST	Mike Needler	419-348-6430	mikeneedler@freshcounter.com	70	256	\$537.60	17,920	MSN 317 West Main Cross LLC	317 W Main Cross St	Findlay	OH	45840
560001025196	NEEDLER MICHAEL S	317 W MAIN CROSS ST	Mike Needler	419-348-6430	mikeneedler@freshcounter.com	50	248	\$372.00	12,400	MSN 317 West Main Cross LLC	317 W Main Cross St	Findlay	OH	45840
570000210430	LOGAN REAL ESTATE INVESTMENTS LTD	414 S MAIN ST	Sean Logan & Karen Logan	419-306-7291	klogan1215@aol.com	25	200	\$150.00	5,000	Logan Real Estate Investment Ltd	322 Fox Run Rd	Findlay	OH	45840
560001025163	PJM FINDLAY LLC	519 S MAIN ST UNIT 2	Paul Moyer	411-425-8619	pmoyer@rt.newyorklife.com	0	0	\$60.00	2,000	PJM Findlay LLC	3220 Briarcliff Dr	Findlay	OH	45840
600000318600	JBS HOLDINGS LLC/ARBYS	710 S MAIN ST	Bo Moser	419-424-0722	????	150	200	\$900.00	30,000	Lake Fenton Management	3253 Owen Rd	Fenton	MI	48430
570000210960	SMUTZ BACK ROUSH LLC	329 S MAIN ST	Doris Schumacher	419-425-5510	info@shopdorannes.com	40	200	\$240.00	8,000	Smutz Back Roush LLC	327 S Main St	Findlay	OH	45840
570000211070	WE SERVE COFFEE	112 E SANDUSKY ST	Greg Arnett	419-788-9395	weservecofee@gmail.com	37	50	\$55.50	1,850	GCA Rentals LLC	327 Wellington Pl	Findlay	OH	45840
570000210800	EPICUREAN ADVENTURES INC	217 S MAIN ST	Gary and Meg Rossilli	419-423-5050	rossillis@rossillisrestaurant.com	20	200	\$120.00	4,000	Epicurean Adventures Inc	330 Hancock St	Findlay	OH	45840
570000211600	HARRINGTON JOHN H REV TRUST	E CRAWFORD ST	Mike Mallet	419-422-3196	mike@horsebrew.com	25	208	\$156.00	5,200	Anne Mallet & Sara Jo Harrington	331 Pheasant Run Ln	Findlay	OH	45840
570001000667	HARRINGTON JOHN H REV TRUST	200 E CRAWFORD ST	Mike Mallet	419-422-3196	mike@horsebrew.com	291	208	\$1,815.84	60,528	Anne Mallet & Sara Jo Harrington	331 Pheasant Run Ln	Findlay	OH	45840
570000210970	NISWANDER TERRY F & BARRY	331 S MAIN ST	Barry Niswander	419-422-8142	nisejrv@aol.com	19	200	\$144.00	3,800	Niswanders Jewelers	331 S Main St	Findlay	OH	45840
570000210980	NISWANDER TERRY F & BARRY	S MAIN ST	Barry Niswander	419-422-8142	nisejrv@aol.com	20	200	\$120.00	4,000	Niswanders Jewelers	331 S Main St	Findlay	OH	45840
570001008526	336 SOUTH MAIN STREET LTD	336 S MAIN ST	Larry Copeland	419-424-1705	l Copeland@copelandfinancial.com	30	200	\$329.86	10,995	336 South Main Street LTD	336 S Main St	Findlay	OH	45840
570000210990	R & R LEASING OF FINDLAY LTD	335 S MAIN ST	Kent Rogers	419-425-9636	kr Rogers@fdzone.com	20	200	\$120.00	4,000	R&R Leasing of Findlay LTD	337 S Main St	Findlay	OH	45840
570000211000	R & R LEASING OF FINDLAY LTD	337 S MAIN ST	Kent Rogers	419-348-4041	kr Rogers@fdzone.com	42	200	\$252.00	8,400	R&R Leasing of Findlay LTD	337 S Main St	Findlay	OH	45840
570000211090	CHADWELL COPPUS ENTERPRISES LLC	415 S MAIN ST	In Forcio, Brian Coppus	419-427-8711	bcoppus@ostusa.com	20	140	\$84.00	2,800	Fifth Third Bank	38 Fountain Square Plz	Cincinnati	OH	45202
600000315220	RJT PROPERTIES LLC	W MAIN CROSS ST	Sherrie Dietsch	419-422-4474	sdietsch@dietschs.com	50	160	\$240.00	8,000	RJT Properties LLC	400 W Main Cross St	Findlay	OH	45840
600001026201	RJT PROPERTIES LLC	400 W MAIN CROSS ST	Sherrie Dietsch	419-422-4474	sdietsch@dietschs.com	102	176	\$538.56	17,952	RJT Properties LLC	400 W Main Cross St	Findlay	OH	45840
570000210400	IN G S INC/JAPAN WEST	406 S MAIN ST	Ito	419-424-1007	japanwest@aol.com	25	200	\$150.00	5,000	IN G S INC	406 S Main St	Findlay	OH	45840
570000211030	DOWNTOWN DESTINATIONS	407 S MAIN ST	Sam Fittante	419-425-4900	bistro407@aol.com	20	200	\$120.00	4,000	Downtown Destinations	407 S Main St	Findlay	OH	45840
570000210220	BINDEL IRVEN E & ANNA JUNE REV TRS	214 S MAIN ST	Jack Bindel	419-422-6954	jack@bindelsappliance.com	25	150	\$112.50	3,750	Anna June Bindel	411 Nottingham Pl	Findlay	OH	45840
570000210210	BINDEL IRVEN E & ANNA JUNE REV TRS	212 S MAIN ST	Jack Bindel	419-422-6954	jack@bindelsappliance.com	25	150	\$112.50	3,750	Irven E & A June Bindel	411 Nottingham Pl	Findlay	OH	45840
560000170800	ANAST FRANK R & MABEL M	314 W MAIN CROSS ST	Frank Anast	419-422-3453	anastvates@aol.com	50	170	\$255.00	8,500	Frank R & Mabel M Anast	416 Glessner Ave	Findlay	OH	45840
560001018675	FLEEGLE JON R & MELINDA K	507 S MAIN ST	Jon Fleegle	419-422-2699	jon@property-analysts.com	20	91	\$54.60	1,820	John R & Melinda K Fleegle	507 S Main St	Findlay	OH	45840
600000318280	RIECK'S	520 S MAIN ST	Kent Weaver	419-422-2862	necsksgallery@sbglobal.net	50	200	\$300.00	10,000	WEA-OR LLC	524 S Main St	Findlay	OH	45840
560000178210	MARATHON ASHLAND PETROLEUM	631 S MAIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	150	200	\$900.00	300,000	Marathon Ashland Petroleum	539 S Main St	Findlay	OH	45840
560000178160	MARATHON OIL CO	539 S MAIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	200	203	\$1,218.00	40,600	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560000178200	MARATHON OIL CO	S MAIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	58	200	\$348.00	11,600	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560001012578	MARATHON OIL CO	E LINCOLN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	516	416	\$6,439.68	429,312	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560001012579	MARATHON OIL CO	EAST ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	53	416	\$661.44	22,048	Marathon Oil Company	539 S Main St	Findlay	OH	45840
610000343500	MARATHON OIL CO	E HARDIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	54	209	\$338.58	11,286	Marathon Oil Company	539 S Main St	Findlay	OH	45840
610001009607	MARATHON OIL CO	E HARDIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	51	416	\$636.48	21,216	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560000178040	MARATHON OIL CO	E SANDUSKY ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	214	209	\$1,310.44	43,681	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560000178720	MARATHON OIL CO	232 E HARDIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	107	209	\$670.90	22,363	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560000178730	MARATHON OIL CO	E HARDIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	214	209	\$1,310.44	43,681	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560000178740	MARATHON OIL CO	E HARDIN ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	214	209	\$1,341.78	44,726	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560001000957	MARATHON OIL CO	EAST ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	50	209	\$313.50	10,450	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560001000958	MARATHON OIL CO	119 E SANDUSKY ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	200	209	\$1,254.00	41,800	Marathon Oil Company	539 S Main St	Findlay	OH	45840
560001000959	MARATHON OIL CO	E SANDUSKY ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	50	209	\$313.50	10,450	Marathon Oil Company	539 S Main St	Findlay	OH	45840
610000343510	MARATHON OIL CO	E SANDUSKY ST	Bob George	419-421-3128	hrgeorge@marathonpetroleum.com	159	209	\$996.94	33,231	Marathon Oil Company	539 S Main St	Findlay	OH	45840
570000210410	BRILLIANT REAL ESTATE LLC	408 S MAIN ST	Roger Cribiez	419-423-4481	rcriebiez@prvgroup.com	25	200	\$150.00	5,000	Brilliant Real Estate LLC	551 Lake Cascades Pkwy	Findlay	OH	45840
570000210420	BRILLIANT REAL ESTATE LLC	408 S MAIN ST	Roger Cribiez	419-423-4481	rcriebiez@prvgroup.com	25	200	\$150.00	5,000	Brilliant Real Estate LLC	551 Lake Cascades Pkwy	Findlay	OH	45840
600001008720	WILSON'S INC	600 S MAIN ST	Pam Baumer	419-422-0639	wilsonshamburg@aol.com	50	200	\$300.00	10,000	Wilson's Inc of Findlay	600 S Main St	Findlay	OH	45840
600000318330	WILSON'S INC OF FINDLAY	S MAIN ST	Pam Baumer	419-422-0639	wilsonshamburg@aol.com	60	200	\$360.00	12,000	Wilson's Inc of Findlay	600 S Main St	Findlay	OH	45840
560000178190	PARKFORD COMPANY LTD	613 S MAIN ST	Jerry Murray	419-424-9790	jmurray@rcmarchitects.com	58	200	\$348.00	11,600	Parkford Company Ltd	613 S Main St	Findlay	OH	45840
570000211570	CREIGHTON MARK D & KATHY J	214 E SANDUSKY ST	Mark and Kathy Creighton	419-425-4247	creative-designs@att.net	70	99	\$207.90	6,930	Mark & Kathy Creighton	618 Sutton Pl	Findlay	OH	45840
600000318380	HEAD GEORGE JR	622 S MAIN ST	George Head	419-420-9727	guitar ranch@midohio.twcbc.com	19	200	\$114.00	3,800	Guitar Ranch	622 S Main St	Findlay	OH	45840
570001008081	MENDOZA ERNESTO SR & CONCEPCION	208 E SANDUSKY ST	Ernesto Mendoza	419-424-6506	snail mail	60	100	\$180.00	6,000	Ernest Mendoza Sr	625 Findlay St	Findlay	OH	45840
560000178140	MEYER MARTIN J	513 S MAIN ST	Martin Meyer	419-615-3882	snail mail	50	200	\$300.00	10,000	Martin J Meyer	6373 SR 65	Leipsic	OH	45856
600001025582	STACY BECKY J	401 W MAIN CROSS ST	Becky Stacy	419-427-8500	beckyj0713@aol.com	100	175	\$525.00	17,500	Becky J Stacy	708 Milton St	Findlay	OH	45840
600000318610	SASSE KARLA J	714 S MAIN ST	Karla Sasse	419-423-2651	findlayoptical@woh.rr.com	50	200	\$300.00	10,000	Karla J Sasse	714 S Main St	Findlay	OH	45840
560001022544	JT PLOTT LLC	330 W MAIN CROSS ST	John Piott	419-423-6462	jplot@woh.rr.com	33	140	\$138.60	4,620	JT Piott LLC	718 Cynthia Ct	Findlay	OH	45840
560000178240	BUDKE DANIEL J & HEIDI L	719 S MAIN ST	Dan Budke	419-721-9203	dbudke@hotmail.com	100	200	\$600.00	20,000	Daniel J & Heidi L Budke	719 S Main St	Findlay	OH	45840
560000178250	BUDKE DANIEL J & HEIDI L	725 S MAIN ST	Dan Budke	419-721-9203	dbudke@hotmail.com	50	200	\$300.00	10,000	Daniel J & Heidi L Budke	719 S Main St	Findlay	OH	45840
560000178260	BUDKE DANIEL J & HEIDI L	116 E LIMA ST	Dan Budke	419-721-9203	dbudke@hotmail.com	50	75	\$112.50	3,750	Daniel J & Heidi L Budke	719 S Main St	Findlay	OH	45840
570000211020	HALAMAY GREGORY R TRUSTEE	401 S MAIN ST	Greg Halamay - BG	419-352-7677	greg@findersrecords.com	40	140	\$288.00	9,600	Gregor R Halamay	725 Birch St	Bowling Green	OH	43402
600000318620	LITTLE CAESAR'S	730 S MAIN ST	Jason Smith	419-423-1114	jason7675@woh.rr.com	100	100	\$300.00	10,000	JD Pizza of Findlay Inc	730 S Main St	Findlay	OH	45840
560000178770	KRAMER ETHEL M FTAI	731 S MAIN ST	Dick Kramer	419-422-0828	kramer101@sbglobal.net	50	175	\$187.50	6,250	Ethel M Kramer	731 S Main St	Findlay	OH	45840

Parcel Number	Owner Name	Address	Contact Name	Phone	Email	Front	Depth	Amount	Square Ft	Mailing name	Mailing street address	Mailing City	Mailing State	Mailing zip
570001008525	BEACH LOIS A	330 S MAIN ST	Bill Beach	419-249-7900	bbeach@rcolaw.com	44	200	\$264.00	8,800	Lois A Beach	800 Hawthorne Dr	Findlay	OH	45840
560000178080	ROBERTSON OFFICE COMPANY	109 E SANDUSKY ST	Jamie Robertson	419-427-2772	jamie@a-rmarketing.com	20	50	\$30.00	1,000	Robertson Office Co	916 S Main St	Findlay	OH	45840
570000211160	KIRK WAREHOUSE	130 E SANDUSKY ST	Mike Maillett	419-422-3196	mike@horsebrew.com	50	200	\$300.00	10,000	Kirk Warehouse	921 S Main St	Findlay	OH	45840
600000318300	PAYNE JAMES D & BARBARA A	540 S MAIN ST	Jim Payne	419-422-7920	jicmpain@aol.com	50	200	\$300.00	10,000	James D & Barbara A Payne	9634 SR 12	Findlay	OH	45840
600000318290	ARGYLE APARTMENTS LLC	MAIN ST	Allen Hackenberg	419-422-4014	ahackenberg@hbrlawfirm.com	100	200	\$600.00	20,000	Argyle Apartments LLC	PO Box 1041	Findlay	OH	45840
570000210270	OHIO BANK & SAVINGS CO	S MAIN ST	Amy Hackenberg	419-429-4613	amy.hackenberg@huntington.com	25	150	\$112.50	3,750	The Huntington National Bank	PO Box 182334	Columbus	OH	43218-2334
570000210280	OHIO BANK & SAVINGS CO	S MAIN ST	Amy Hackenberg	419-429-4613	amy.hackenberg@huntington.com	25	150	\$112.50	3,750	The Huntington National Bank	PO Box 182334	Columbus	OH	43218-2334
570000210290	OHIO BANK & SAVINGS CO	236 S MAIN ST	Amy Hackenberg	419-429-4613	amy.hackenberg@huntington.com	75	150	\$337.50	11,250	The Huntington National Bank	PO Box 182334	Columbus	OH	43218-2334
570000211580	OHIO BANK & SAVINGS CO	215 E CRAWFORD ST	Amy Hackenberg	419-429-4613	amy.hackenberg@huntington.com	100	100	\$300.00	10,000	The Huntington National Bank	PO Box 182334	Columbus	OH	43218-2334
560000170780	BANK ONE LIMA	300 W MAIN CROSS ST	Jeff Hyre	419-424-7550	jeffrey.m.hyre@chase.com	51	181	\$276.94	9,231	Industry Consulting Group Inc	PO Box 1919	Wichita Falls	TX	76307
560000170790	BANK ONE LIMA	W MAIN CROSS ST	Jeff Hyre	419-424-7550	jeffrey.m.hyre@chase.com	51	175	\$267.76	8,925	Industry Consulting Group Inc	PO Box 1919	Wichita Falls	TX	76307
560001006672	BANK ONE LIMA	S WEST ST	Jeff Hyre	419-348-1256	jeffrey.m.hyre@chase.com	113	50	\$169.50	5,650	Industry Consulting Group Inc	PO Box 1919	Findlay	OH	45840
560000178170	FINDLAY ELKS HOME ASSOCIATION	601 S MAIN ST	Matt Klein	419-423-4321	mklein@rcolaw.com	100	200	\$600.00	20,000	Findlay Elks Home Assoc	PO Box 208	Findlay	OH	45840
560000178180	FINDLAY ELKS HOME ASSOCIATION	S MAIN ST	Matt Klein	419-423-4321	mklein@rcolaw.com	50	200	\$300.00	10,000	Findlay Elks Home Assoc	PO Box 208	Findlay	OH	45840
570000210840	KNOTT JAMES D	231 S MAIN ST	Jim Knott	419-422-4538	jamdoctor1@aol.com	20	200	\$120.00	4,000	James D Knott	PO Box 312	Findlay	OH	45840
570000210440	EOFF INSURANCE	418 S MAIN ST	David Ray	419-306-8606	david@eoffins.com	23	200	\$138.00	4,600	Main and Sandusky LLC	PO Box 548	Findlay	OH	45840
570000210450	EOFF INSURANCE	418 S MAIN ST	David Ray	419-306-8606	david@eoffins.com	27	200	\$162.00	5,400	Main and Sandusky LLC	PO Box 548	Findlay	OH	45840
570000211040	ROONEY & ASSOC REAL ESTATE LLC	409 S MAIN ST	Sharon Rooney	419-306-7985	sharon.j.rooney@gmail.com	20	200	\$120.00	4,000	Rooney & Associates Real Estate LLC	PO Box 701	Findlay	OH	45840

ORDINANCE NO. 2013-053

AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF SECTION 11, T1N, R10E, A TRACT OF LAND CONTAINING 3.833 ACRES OF LAND, MORE OR LESS AND FURTHER DESCRIBED HEREIN, AND TO PETITION THE COUNTY COMMISSIONERS TO ALTER THE BOUNDARIES IN ACCORDANCE WITH SECTION 503.07 (HEREINAFTER REFERED TO AS THE DARWAY ANNEXATION).

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

SECTION 1: That upon the application of the owners of the following described territory, for annexation of the following described territory, situated in the Township of Liberty, County of Hancock and State of Ohio, to the City of Findlay, Ohio, and being described as follows:

Situated in the Township of Liberty, County of Hancock, State of Ohio:

See Exhibit "A" attached hereto as if fully rewritten herein.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

Darway Annexation

Exhibit "A"

Legal Description

Situated in Section 11, Town 1, N., Range 10 E., Liberty Township, Hancock County, Ohio, and being a lease area upon a 3.883 acre tract of land conveyed to Darway, Ltd. by deed recorded in Volume 1612, Page 10 of the Hancock County Deed Records; said lease area being more particularly described as follows:

Beginning at a ½" iron pin found at a northwesterly corner of Independence Square replat (northwest corner of Lot 7) as recorded in Plat Volume 21, Pages 336-339 of the Hancock County Plat Records; said pin being at the true place of beginning for the herein described lease area;

Thence from said true place of beginning N 01°05'45" E with the west line of the aforementioned Darway tract for a distance of 497.41 feet to an iron pin set on the southerly right-of-way line of W. Trenton Avenue (U.S. Route 224);

Thence with said southerly right-of-way line on a curve to the left having a radius of 4327.50 feet, a central angle of 03°10'49" and a length of 240.20 feet, the chord of said curve bearing S 86°46'37" E, a distance of 240.16 feet to an iron pin set on the west line of a 1.117 acre tract of land conveyed to Joseph Kam Lung Lee and Grace Sau Hing Lee by deed recorded in Volume 2042, Page 217 of the Hancock County Deed Records;

Thence with said Lee tract for the following two (2) courses:

1. S 01°05'45" W for a distance of 247.23 feet to an iron pin found;
2. S 89°05'15" E, for a distance of 160.00 feet to an iron pin found on the West line of the aforementioned Independence Square replat:

Thence with said Independence Square replat for the following two (2) courses:

1. S 01°05'45" W, for a distance of 240.50 feet to an iron pin found:
2. N 89°05'15" W, for a distance of 400.00 feet to the true place of Beginning, containing 3.591 acres, more or less, subject however to all highways, easements and restrictions of record.

Basis Bearing: North line of Independence Square replat as recorded in Plat Volume 21, Pages 336-339 (bearing S 89°05'15" E).

ORDINANCE NO. 2013-054

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS C2 GENERAL COMMERCIAL DISTRICT (HEREINAFTER REFERRED TO AS THE DARWAY ANNEXATION).

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

SECTION 1: That the following described parcel:

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

See attached Exhibit A

Said parcel be and the same is hereby rezoned from its respective zoning classifications to C2-General Commercial District classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to C2-General Commercial District regulations.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

Darway Annexation

Exhibit "A"

Legal Description

Situated in Section 11, Town 1, N., Range 10 E., Liberty Township, Hancock County, Ohio, and being a lease area upon a 3.883 acre tract of land conveyed to Darway, Ltd. by deed recorded in Volume 1612, Page 10 of the Hancock County Deed Records; said lease area being more particularly described as follows:

Beginning at a ½" iron pin found at a northwesterly corner of Independence Square replat (northwest corner of Lot 7) as recorded in Plat Volume 21, Pages 336-339 of the Hancock County Plat Records; said pin being at the true place of beginning for the herein described lease area;

Thence from said true place of beginning N 01°05'45" E with the west line of the aforementioned Darway tract for a distance of 497.41 feet to an iron pin set on the southerly right-of-way line of W. Trenton Avenue (U.S. Route 224);

Thence with said southerly right-of-way line on a curve to the left having a radius of 4327.50 feet, a central angle of 03°10'49" and a length of 240.20 feet, the chord of said curve bearing S 86°46'37" E, a distance of 240.16 feet to an iron pin set on the west line of a 1.117 acre tract of land conveyed to Joseph Kam Lung Lee and Grace Sau Hing Lee by deed recorded in Volume 2042, Page 217 of the Hancock County Deed Records;

Thence with said Lee tract for the following two (2) courses:

1. S 01°05'45" W for a distance of 247.23 feet to an iron pin found;
2. S 89°05'15" E, for a distance of 160.00 feet to an iron pin found on the West line of the aforementioned Independence Square replat:

Thence with said Independence Square replat for the following two (2) courses:

1. S 01°05'45" W, for a distance of 240.50 feet to an iron pin found:
2. N 89°05'15" W, for a distance of 400.00 feet to the true place of Beginning, containing 3.591 acres, more or less, subject however to all highways, easements and restrictions of record.

Basis Bearing: North line of Independence Square replat as recorded in Plat Volume 21, Pages 336-339 (bearing S 89°05'15" E).

ORDINANCE NO. 2013-055

AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

WHEREAS, it has become apparent to the Auditor of the City of Findlay, Ohio that the City can eliminate substantial workers compensation liability and costs by enrolling in the group retrospective rating plan, and it is this Council's intent to give the Auditor of the City of Findlay, Ohio the authority to execute said agreement.

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

SECTION 1: That the Auditor of the City of Findlay, Ohio, Hancock County, State of Ohio be and is hereby authorized to enroll the City of Findlay in the Ohio Municipal League Group Retrospective Rating Plan approved by the Ohio Bureau of Workers Compensation, commencing January 1, 2014.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said agreement so that the new rating plan is in effect January 1, 2014.

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 _____

APPROVED _____

ORDINANCE NO. 2013-056

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	Sewer Fund	\$ 150,000.00
TO:	2013 Sewer Cleaning (Large Diameter) <i>Project #35630400</i>	\$ 150,000.00
FROM:	Capital Improvements – CIT	\$ 500,000.00
TO:	Street Preventative Maintenance #32820200	\$ 150,000.00
TO:	2013 Resurfacing Program #32830100	\$ 350,000.00

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 said project may proceed, and so that the 2013 street improvement projects 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. 2013-057

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO WAIVE FORMAL ADVERTISING AND BIDDING REQUIREMENTS AND ENTER INTO A CONTRACT OR CONTRACTS WITH NEWCOMER CONCRETE SERVICES, INC. FOR 2013 STREET PREVENTATIVE MAINTENANCE AND STREET RESURFACING PROGRAMS, AND DECLARING AN EMERGENCY.

WHEREAS, these 2013 street preventative maintenance and resurfacing programs are already included in the Capital Improvements Plan. The Streets chosen for these improvements will be taken from the pavement ranking list.

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

SECTION 1: That the Service-Safety Director for the City of Findlay be and he is hereby authorized to waive the formal advertising and bidding process pursuant to §735.051 of the Ohio Revised Code and enter into a contract or contracts with Newcomer Concrete Services, Inc. for 2013 Street Preventative Maintenance and Street Resurfacing programs.

SECTION 2: That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to authorize said waiving of formal advertising and bidding requirements so that unit prices associated with the aforementioned projects established during the initial bidding process may be locked in and so that these projects may proceed expeditiously and be completed during this construction season.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2013-058

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION THROUGH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Service-Safety Director of the City of Findlay, Ohio to file an application through the Environmental Protection Agency (EPA) and the Great Lakes Restoration Initiative Grant to create a riparian corridor along Lye Creek near the Blanchard River in Findlay, Ohio for the creation of a wildlife habitat, and;

WHEREAS, The aforementioned grant does not require a match from the City of Findlay.

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

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to file an application through the Environmental Protection Agency (EPA) and the Great Lakes Restoration Initiative Grant Program.

SECTION 2: That the Service-Safety be and he is hereby authorized to execute all necessary documents with the EPA and Great Lakes Restoration Initiative Grant Program to create a riparian corridor along Lye Creek near the Blanchard River to create a wildlife habitat, thus eliminating the need for the City to mow this area.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize the filing of said grant application so that said grant agreement may be secured forthwith, and executed so that this project may proceed on an expedited basis;

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 _____