

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

March 4, 2014

COUNCIL CHAMBERS

ROLL CALL of 2014-2015 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES of February 18, 2014

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

PROCLAMATIONS – none.

RECOGNITION/RETIREMENT RESOLUTIONS – none.

WRITTEN COMMUNICATIONS - none.

ORAL COMMUNICATIONS - none.

PETITIONS – none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for 7 Eleven Incorporated, dba 7 Eleven 19783, located at 825 North Main Street, Findlay, Ohio for a C1 and C2 liquor permit. This requires a vote of Council.

Gregory R. Horne, Chief of Police – 7 Eleven Incorporated, dba 7 Eleven 19783, located at 825 North Main Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Joseph M. DePinto
Darren M. Rebelez
Rankin L. Gasaway
Stanley W. Reynolds
Ryoji Sakai
Yoshitake Taniguchi
Hisataka Noguchi
Akihiko Shimizu

Treasurer's Reconciliation Report – January 31, 2014.

City Planning Commission agenda – February 13, 2014 and March 13, 2014;minutes – January 9, 2014 and February 13, 2014.

Traffic Commission minutes – February 18, 2014.

Parks and Recreation Board minutes – February 18, 2014.

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for M&J Enterprises of Findlay Inc, dba Waldo Peppers, located at 411 South Main Street, Findlay, Ohio for a D2 liquor permit. This requires a vote of Council.

Gregory R. Horne, Chief of Police – M&J Enterprises of Findlay inc, dba Waldo Peppers, located at 411 South Main Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Todd Garlock
Michael Miller
Jameson Botimer

City Auditor Jim Staschiak – 2003 and 2004 debt issue refunds

As report to Council on July 2, 2013, market conditions have favored refunding a 2003 (approximately \$1,700,000) and a 2004 (approximately \$2,800,000) debt issue. The targeted savings was 3% over the remaining bond issues. The new bond issue was purchased for 5.96% and I am pleased to report I have been able to exceed the target and have achieved a present value savings of 5.96% or a Net Present Value Benefit of \$266,400.00 which is a significant savings. The bond issue included new funds for the clear well project at the City's water plant and the bar screen project at the sewer plant. Funds for these projects may now be appropriated. A separate letter will be submitted requesting the appropriation.

Mayor Lydia Mihalik – insurance payment for repair of police cruiser

The City has received payment for the repair of a police cruiser from an accident from the City's insurance company in the amount of three thousand two hundred fifty-eight dollars and eighty-six cents (\$3,258.86) which has been deposited into the General Fund. Legislation to appropriate funds is requested.

FROM: General Fund

\$ 3,258.86

TO: Police Department #21012000-other

\$ 3,258.86

Ordinance No. 2014-016 was created.

Service-Safety Director Paul Schmelzer – ¾ ton pickup trucks for Street Department

In the 2014 Capital Plan that Council approved, the Street Department requested the purchase of two (2) 1-ton pickup trucks. The request should have been listed as two (2) ¾ ton pickup trucks is of course less than the 1-ton pickup trucks. Unless there is an objection from Council, the Capital Plan to reflect this change will be made. No legislation is required.

Service-Safety Director Paul Schmelzer – WTP Clearwells #1, #2, #3, project no. 35714000; WPC Bar Screens, project no. 35620900

Both of these projects were included in the 2014 Capital improvements Plan with preliminary amounts until bids and finalized financing were obtained. By authorization of Ordinance No. 2012-007 and 2013-022, bids from four (4) potential contractors were opened for these projects on January 14, 2014. The lowest and best combination bid was received from PAE & Associates of Brookville, Ohio in the amount of four million two hundred thirty-four thousand dollars (\$4,234,000.00). Legislation to appropriate funds for construction, inspection, financing and contingency is requested as follows:

FROM: Loan Proceeds	\$ 2,000,000.00
Water Fund	\$ 211,000.00
TO: WTP Clearwells, project #35714000	\$ 2,211,000.00
FROM: Loan Proceeds	\$ 1,350,000.00
Sewer Fund	\$ 207,500.00
Sewer Fund (Stormwater restricted account)	\$ 100,000.00
Sewer Fund (Sewer rotary restricted account)	\$ 100,000.00
Sewer Fund (NW Corridor restricted account)	\$ 300,000.00
Sewer Fund (Saratoga Interceptor restricted account)	\$ 250,000.00
Sewer Fund (Southeast Interceptor restricted account)	\$ 150,000.00
Sewer Fund (WW Treatment Improvement restricted account)	\$ 400,000.00
Sewer Fund (WPC Equip & Replacement restricted account)	\$ 50,000.00
TO: WPC Bar Screens, project #35620900	\$ 2,907,500.00

Ordinance No. 2014-015 was created.

Hancock Regional Planning Commission Director Matt Cordonnier – Hazard Mitigation Plan

Per the Disaster Mitigation Act of 2000, a mitigation plan must be approved by FEMA and the State of Ohio for any community wishing to obtain funding from the Hazard Mitigation Grant Program. All communities must be assessed and be included in the plan and finally adopted the plan. All eighty-eight (88) counties in Ohio currently have Hazard Mitigation Plans.

In 2007, Hancock Regional Planning created the County's first Hazard Mitigation Plan which was approved by FEMA and the State of Ohio EMA and subsequently adopted by the County, City of Findlay, and all of Hancock County's villages.

In 2013, HRPC conducted the required five (5) year update of the plan. In order to update the plan, HRPC conducted three (3) public hearings on the following dates: 2/27/2014, 3/13/2013, and 6/27/2013. In addition to the public meetings, letters and surveys were sent to the City of Findlay, Hancock County, and all the Townships and Villages.

Timeline:

- July 22, 2013 – HRPC submits final plan to Ohio EMA
- December 23, 2013 – Ohio EMA formally approves plan and sends to FEMA for approval
- January 14, 2014 – FEMA approves plan pending adoption
- January 30, 2014 – Hancock County adopts the plan
- February 3, 2014 – FEMA gives final approval of the plan

HRPC has worked with Hancock County and the Ohio EMA to secure a 1,000,000 HMGP grant to purchase and demolish repetitive loss structures in the flood plan and flood way. On February 25, 2014, the Ohio EMA alerted HRPC that FEMA has placed the grant on hold until the City of Findlay adopts the plan.

Adoption of a five (5) year update of the Hancock County Mitigation Plan so that the grant may move forward is requested. Resolution No. 012-2014 was created.

Hancock Regional Planning Commission Director Matt Cordonnier – emergency passage request of Ordinance No. 2014-013

On January 13, 2014, the City of Findlay Revolving Loan Fund Committee awarded a loan to Cross Way Ministries in the amount of one hundred twenty-three thousand five hundred dollars (\$123,500.00). The funding will assist Cross Way Ministries with acquiring Sunshine Daycare, an existing business in the City of Findlay.

At the February 18, 2014 City Council meeting, a letter from Mr. Cordonnier was submitted requesting Ordinance No. 2014-013 be passed by emergency measures. His letter, however, did not provide a full picture of events associated with the loan. HRPC has been working with the applicant, their lender, and the State of Ohio for several months negotiating the loan process. Coward, Pinski, and Associates reviewed the project and presented a written report supporting the loan to the City of Findlay Revolving Loan Committee. The Findlay Revolving Loan Committee awarded the loan to Cross Way Ministries on January 31, 2014.

If the Ordinance follows standard procedures and receives three (3) readings, the applicant will not be able to schedule a closing until it is passed after the March 18, 2014 meeting. The additional time required to complete the transaction may endanger the project. Passage of Ordinance No. 2014-013 at the March 4, 2014 City Council meeting is requested so that the revolving loan fund project may move forward as quickly as possible.

RLF general information:

The City of Findlay Revolving Loan Fund provides low interest "gap" financing to local businesses who then guarantee a set amount of job creation. There are over 120 RLF funds in Ohio and Findlay's ranks near the top in both size and activity. Currently, the City of Findlay Revolving Loan Fund has over nine hundred thousand dollars (\$900,000.00) loaned in eleven (11) businesses. NOTE: the dollars that are lent out originate at the State of the Ohio and do not come from the City of Findlay's coffers. The fund grows when new dollars are requested from the State for a specific ED project and by the payments and interest collected on the loans. The Findlay RLF may only be used for business loans or grants to qualify applicants within the City of Findlay. If the fund is not utilized and no loan activity has occurred for a period of years, the State of Ohio will demand the return of the funds.

Ordinance No. 2014-013 was created.

COMMITTEE REPORTS:

The **WATER AND SEWER COMMITTEE** to whom was referred a request from Van Horn, Hoover & Associates, Inc. for reimbursement of waterline construction costs at the Performing Arts Center.

We recommend reimbursing Marathon Center for Performing Arts for the waterline construction costs along Front Street from South West Street to South Cory Street, and West Main Cross to Front Street, pursuant to the estimate provided as attached. As requested by the Findlay Water Department.

LEGISLATION

RESOLUTIONS:

RESOLUTION NO. 012-2014 *(Hazard Mitigation plan)*

first reading

A RESOLUTION ADOPTING THE HANCOCK COUNTY HAZARD MITIGATION PLAN AS THE OFFICIAL HAZARD MITIGATION PLAN FOR THE CITY OF FINDLAY, OHIO.

ORDINANCES:

ORDINANCE NO. 2014-011 *(jail services)*

third reading

AN ORDINANCE AUTHORIZING MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CONTRACT WITH THE BOARD OF COMMISSIONERS FOR HANCOCK COUNTY, OHIO, TO PROVIDE JAIL SERVICES TO THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-012 *(Third St alley vacation)*

third reading

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

ORDINANCE NO. 2014-013 *(RLF—Cross Way Ministries)*

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-014 *(2013 Codified Ordinances and Resolutions changes)*

second reading

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

ORDINANCE NO. 2014-015 *(WTP Clearwells;WPC Bar Screens projects)*

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-016 *(funds received for auto accident claim)*

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-017 *(sign & execute Lye Creek riparian corridor grant)*

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO SIGN AND EXECUTE A GREAT LAKES RESTORATION INITIATIVE – UPPER BLANCHARD WATERSHED GRANT AGREEMENT FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM TO ACCEPT ANY AND ALL FUNDS ASSOCAITED WITH SAID GRANT, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS

NEW BUSINESS



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

February 18, 2014

The Honorable Council:

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

Joseph M. DePinto
Darren M. Rebelez
Rankin L. Gasaway
Stanley W. Reynolds
Ryoji Sakai
Yoshitake Taniguchi
Hisataka Noguchi
Akihiko Shimizu

7 Eleven Incorporated, DBA 7 Eleven 19783, 825 N.
Main Street, Findlay, Ohio 45840

Sincerely,

Gregory R. Horne
Chief of Police

NOTICE TO LEGISLATIVE
AUTHORITY

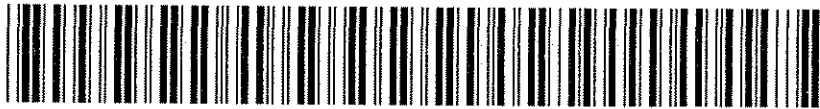
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

80036070010 <small>PERMIT NUMBER</small>		STCK <small>TYPE</small>	7 ELEVEN INC DBA 7 ELEVEN 19783 825 N MAIN ST FINDLAY OHIO 45840
ISSUE DATE			
05 07 2013 <small>FILING DATE</small>			
C1 C2 <small>PERMIT CLASSES</small>			
32 <small>TAX DISTRICT</small>	044 <small>TAX DISTRICT</small>	A <small>TAX DISTRICT</small>	F11473 <small>RECEIPT NO.</small>

FROM 02/14/2014

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



MAILED 02/14/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/17/2014

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 8003607-0010

(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

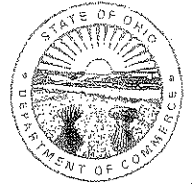
CLERK OF FINDLAY CITY COUNCIL
MUNICIPAL BLDG RM 114
318 DORNEY PLAZA
FINDLAY OHIO 45840-3346

FOR OFFICE USE ONLY

NEW TRANSFER REN

PERMIT # **8003607**

OHIO DEPARTMENT OF COMMERCE
DIVISION OF LIQUOR CONTROL
 6606 Tassing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005
 Telephone: (614) 644-2431 <http://www.com.ohio.gov/liqr>



OFFICER/ SHAREHOLDERS DISCLOSURE FORM

SECTION A. (This form must accompany all applications of a corporate business entity)

Name of Corporation 7-Eleven, Inc.	DBA Name 7-Eleven 36226	
Permit Premises Address 316 E. Highland Rd.	City, State Macedonia, OH	Zip Code 44056
Township, if in Unincorporated Area	Tax Identification No. (TIN) 75-1085131	
Email Address:		

SECTION B.

1. Is stock publicly traded?
 If "YES", indicate exchange _____ & Do NOT complete SECTION D. YES NO

2. Does any stockholder own 5% or more shares? If YES, complete SECTION D. YES NO

3. Total Number of shares issued **130,313,449**

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

SECTION C. List the top five (5) officers of the captioned corporation. If an office is NOT held please indicate by writing NONE.

THE INDIVIDUALS LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC4191

NAME OF OFFICER	SOCIAL SECURITY NUMBER	DATE OF BIRTH
1) CEO Joseph M. DePinto		
2) President Joseph M. DePinto		
3) Vice-President Darren M. Rebelez		
4) Secretary Rankin L. Gasaway		
5) CEO Stanley W. Reynolds		

SECTION D. Stockholders holding 5% or more outstanding shares. Note: If you answered Question 1 YES, do not complete this section

THE INDIVIDUALS LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC4191. If none, please indicate by writing "NONE".

1) Stockholder's Name	Social Security No. (if Individual)	NUMBER OF SHARES HELD (NOT PERCENTAGE)
SEJ Asset Mgmt & Invst Co.		130,313,449
Residence Address	Tax Identification No. (if applicable)	
City and State	Telephone No.	
Zip Code	Date of Birth	
2) Stockholder's Name	Social Security No. (if Individual)	NUMBER OF SHARES HELD (NOT PERCENTAGE)
Residence Address	Tax Identification No. (if applicable)	
City and State	Telephone No.	
Zip Code	Date of Birth	

(PLEASE SEE REVERSE SIDE SHOULD YOU NEED ADDITIONAL SPACE TO LIST STOCKHOLDERS)

STATE OF TEXAS

DALLAS COUNTYss

I, Rankin L. Gasaway being first duly sworn, according to law, deposes and says that he/she is (Title) SVP/GC/SEC of the 7-Eleven, Inc., a corporation duly authorized by law to do business in the State of Ohio, and that the statements made in the foregoing affidavit are true

(Signature) [Signature] Rankin L. Gasaway, SVP/GC/SEC

Sworn to and subscribed in my presence this



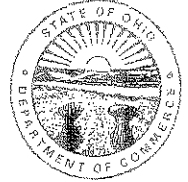
[Signature]

FOR OFFICE USE ONLY

NEW TRANSFER REN

PERMIT # 8003607

OHIO DEPARTMENT OF COMMERCE
 DIVISION OF LIQUOR CONTROL
 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005
 Telephone: (614) 644-2431 http://www.com.ohio.gov/liq



OFFICER/ SHAREHOLDERS DISCLOSURE FORM

SECTION A. (This form must accompany all applications of a corporate business entity)

Name of Corporation	SEJ Asset Management & Investment Co	DBA Name	7-Eleven 36225
Permit Premises Address	8775 Darrow Rd.	City, State	Twinsburg, OH
Township, if in Unincorporated Area		Zip Code	44087
		Tax Identification No. (TIN)	99-0381645
Email Address:			

SECTION B.

1. Is stock publicly traded?
 If "YES", indicate exchange _____ & Do NOT complete SECTION D. YES NO

2. Does any stockholder own 5% or more shares? If YES, complete SECTION D. YES NO

3. Total Number of shares issued 104,177

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

SECTION C. List the top five (5) officers of the captioned corporation. If an office is NOT held please indicate by writing NONE.

THE INDIVIDUALS LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC491

NAME OF OFFICER	SOCIAL SECURITY NUMBER	DATE OF BIRTH
1) CEO Ryoji Sakai	n/a	
2) President Ryoji Sakai	n/a	
3) Vice-President Yoshitake Taniguchi Vice-President Rankin L. Gasaway		
4) Secretary Hisataka Noguchi	n/a	
5) Treasurer Akihiko Shimizu	n/a	

SECTION D. Stockholders holding 5% or more outstanding shares. Note: If you answered Question 1 YES, do not complete this section

THE INDIVIDUALS LISTED BELOW MUST HAVE A BACKGROUND CHECK PERFORMED BY BCI&I AND SUBMIT A PERSONAL HISTORY BACKGROUND FORM. PLEASE READ "BACKGROUND CHECK INFORMATION" DLC491. If none, please indicate by writing "NONE".

1) Stockholder's Name	Seven Eleven Japan Co., Ltd.	Social Security No. (if Individual)		NUMBER OF SHARES HELD (NOT PERCENTAGE) 104,177
Residence Address		Tax Identification No. (if applicable)	n/a	
City and State		Telephone No.		
Zip Code		Date of Birth		
2) Stockholder's Name		Social Security No. (if Individual)		
Residence Address		Tax Identification No. (if applicable)		
City and State		Telephone No.		
Zip Code		Date of Birth		

(PLEASE SEE REVERSE SIDE SHOULD YOU NEED ADDITIONAL SPACE TO LIST STOCKHOLDERS)

STATE OF TEXAS

DALLAS COUNTYss

I, Rankin L. Gasaway being first duly sworn, according to law, deposes and says that he/she is (Title) Vice President of the SEJ Asset Management & Investment Company, a corporation duly authorized by law to do business in the State of Ohio, and that the statements made in the foregoing affidavit are true.

(Signature)

Rankin L. Gasaway
 Rankin L. Gasaway, Vice President
 Sworn to and subscribed in my presence this _____ day of _____, 2010
 Matary Public, State of Texas
 My Comm. Expires 10/23/2017

(Print Name and Corporate Title) Rankin L. Gasaway, Vice President



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 January 31, 2014

TREASURER

Fifth Third Initial Balance	2,715,534.87
- Withdrawals ()	(4,885,919.13)
+ Deposits	5,099,924.63
Ending Balance	2,929,540.37
- Outstanding checks ()	(183,176.20)
Auditor's adjustment	
Bank Adjustment	(0.05)
- Outstanding error	
Treasurer's Checking Bal	2,746,364.12
Investment Principal	46,044,408.59
Accrued Bond Interest	194.44
Treasurer's Total Cash and Investments	48,790,967.15

AUDITOR

Auditor's Checking Bal	2,746,364.12
Auditor's Total Cash and Investments	48,790,967.15

Respectfully submitted,

Susan Jo Hite
Treasurer

City of Findlay City Planning Commission

Thursday, February 13, 2014 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **FINAL PLAT APPLICATION #FP-01-2014** filed by George M Whitson, 1706 Imperial Lane, Findlay for a **Replat of Lot 1 of the Interstate West Subdivision**.
2. **FINAL PLAT APPLICATION #FP-02-2014** filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for the **Fergus Subdivision**.
3. **SITE PLAN APPLICATION #SP-02-2014** filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.
4. **SITE PLAN APPLICATION #SP-03-2014** filed by **Gateway Church**, 9555 CR 9, Findlay for an **addition to the south end of the building and additional parking**.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, March 13, 2014 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

- 1. APPLICATION TO RE-ESTABLISH A CONDITIONAL USE #CU-01-2014** filed by ROSI Enterprises, 211 E. Front Street, Findlay to obtain an **extension in order to construct a triplex at 518 Liberty Street.**
- 2. ALLEY/STREET VACATION PETITION #AV-01-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to **vacate a north/south alley running south from E. Hardin Street to E. Lincoln Street.**
- 3. ALLEY/STREET VACATION PETITION #AV-02-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to **vacate Beech Avenue from E. Sandusky Street to E. Lincoln Street.**
- 4. ALLEY/STREET VACATION PETITION #AV-03-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street to **vacate E. Hardin Street from S. Main Street east to East Street.**
- 5. APPLICATION FOR SPECIAL REVIEW #SR-01-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street **overall conceptual plan for the Marathon Campus.**
- 6. SITE PLAN REVIEW APPLICATION #SP-04-2014** filed by Marathon Petroleum Company, LP, 539 S. Main Street for a **multi-level parking garage to be located on E. Sandusky Street.**

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, January 9, 2014 - 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:

Lydia Mihalik
Paul Schmelzer
Joe Opperman
Thom Hershey
Dan Clinger

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Steve Wilson, City Engineer
Todd Richard, Zoning Inspector
Don Rasmussen, Law Director

GUESTS:

Dan Stone, Dennis Bash, Phil Rooney, Shawn Garmong,
Lou Wilin, Brett Gies

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Paul Schmelzer
Joe Opperman
Thom Hershey
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Thom Hershey made a motion to approve the minutes of the December 12, 2013 meeting with the correction of two typos on page 4. Joe Opperman seconded. Motion to accept carried 5-0.

ITEM TABLED AT THE DECEMBER 12, 2013 MEETING

Paul Schmelzer made a motion to remove **Conditional Use Application # CU-04-2013** from the table. Joe Opperman seconded the motion. Motion carried 5-0-0.

APPLICATION FOR CONDITIONAL USE #CU-04-2013 filed by Fernco Development, Ltd., Lenco Development, Ltd., & Norco Development, Ltd., c/o Philip L. Rooney, 119 E. Crawford St., Findlay for an emergency services garage to be located at 1155 Croy Drive, Findlay, OH.

HRPC

General Information

This site plan is located on the east side of Croy Drive directly north of the Flag City Auto Wash. The land is zoned MH Mobile Home district. The properties to the north and east are also zoned MH. The property to the south and west is zoned C-2 General Commercial. The City Land Use Plan designates the land as Regional Commercial. The site is not located within the 100 year flood plain.

Parcel History

The building is currently used for storage and maintenance for the mobile home park.

Staff Analysis

There are no new buildings being constructed in this request. The applicants wish to convert the existing building into an emergency services garage for an ambulance service. Emergency services are a Conditional Use in the Mobile Home District. The Conditional Use requires CPC approval.

Level 2 screening is required where the property abuts the mobile home park.

There are no details on utility connections, etc. on the small plan enclosed. There are certainly issues that need to be addressed with the Wood County Building Department on the interior requirements of the building. Zoning does not have any jurisdiction on anything other than the footprint and this is not changing.

ENGINEERING

Access – An existing drive on Croy Drive is adequate for the proposed use.

Water & Sanitary Sewer – Water and sewer connections are not shown on the site plan?

Stormwater Management – No change in pervious area is proposed so additional detention will not be required.

Sidewalks – Existing sidewalks will remain in place.

Recommendation: Endorsement of the proposed use subject to change of use and occupancy requirements required by Wood County Building Department.

The following permits may be required prior to construction:

- Sanitary Sewer permits
- Water permits

- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

Submit all plan information to Wood County Building Department

STAFF RECOMMENDATION

Staff recommends approval of **CONDITIONAL USE APPLICATION #CU-04-2013** for the conversion of an existing maintenance building into an emergency services garage to be located at 1155 Croy Drive subject to the following conditions:

- Level 2 screening to be provided along north and east sides which abut the mobile home park (HRPC)
- Engineering approval of connection points for water and sewer (ENG)
- Approval of Wood County Building Department (ENG & FIRE)

DISCUSSION

Paul Schmelzer asked when the vehicles will turn on lights and sirens. Dennis Bash stated that they can come out with lights and then hit sirens when they hit the major thoroughfare.

Steve Wilson noted in his comments that the water line details were now shown on a revised plan and are adequate.

MOTION

Tom Hershey made a **motion to approve CONDITIONAL USE APPLICATION #CU-04-2013** for the conversion of an existing maintenance building into an emergency services garage at 1155 Croy Drive subject to the conditions listed.

- Level 2 screening to be provided along north and east sides which abut the mobile home park (HRPC)
- Engineering approval of connection points for water and sewer (ENG)
- Approval of Wood County Building Department (ENG & FIRE)

2nd: Dan Clinger

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

NEW ITEMS

1. SITE PLAN APPLICATION #SP-01-2014 filed by Hancock County Performing Arts Center, 101 W. Sandusky Street, Suite 207, Findlay, OH for a performing arts center to be located at 200 W. Main Cross Street, Findlay, OH.

HRPC

General Information

This project is located in the block bounded by W. Main Cross on the south, S. West Street on the west, W. Front Street on the north and S. Cory Street on the east. It is zoned C-3 Downtown. Land to the south and east is also zoned C-3. To the north and west is zoned C-2 General Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Downtown.

Parcel History

This is the site of the former Central Middle School. Much of the building was demolished in 2013 and the auditorium section remains.

Staff Analysis

The applicant is proposing to revamp the remaining auditorium structure, construct an addition to the existing building and construct new parking lots to serve the facility.

The existing building will be expanded on the west and north sides. The north side addition will allow for backstage areas for such things as dressing rooms, storage and offices while the main purpose of the western addition will be a new lobby/lounge area. The loading and service area will be off the north end of the building as well. There is an alternative building addition shown for the northwest corner which will be placed into grass and landscaping if it is not built in the initial development. There are no setbacks in the C-3 District.

While the former school building had no access points onto W. Main Cross Street, the applicant is proposing two one-way entry only accesses for the lobby entry and parking lot. An angled entry point will allow for drop off at the lobby entry doors. This area is wide enough for two lanes. It also extends in a single lane along the sidewalk abutting the west side of the building giving the potential for cars to pull ahead and drop off along the walkway. Immediately west of that entry will be a straight in drive to the parking lot. We can see potential for on-site conflict of traffic for those coming out of the drop off lane into the main parking lot drive area. Yield signage may be required as a reminder. There is one ingress/egress point on each of the other streets abutting the site.

The layout has 238 parking spaces shown on the plan. The C-3 District has no required parking. Council adopted a new landscaping plan for Downtown parking lots in December, 2013. The ordinance requires a decorative wall and landscaping for parking lots along Main Street and Main Cross Street. The site plan shows the required masonry/fence combination along W. Main Cross Street and continuing around the corner along S. West Street to the entry point into the parking lot. Decorative signage is shown to be located on the wall at the corner of Main Cross and S. West Street as permitted. Abundant landscaping is indicated along the Main Cross Street frontage with evergreens provided the rest of the way down S. West, Front Street and Cory Street. Island bump outs are indicated in the parking lot along the north half of the property. These are provided with landscaping as well. The parking lot in the southwest corner of the site has no bump out islands only striping. This area is left open to be used as a potential outdoor venue.

The lighting plan submitted shows 0 foot-candles at any property lines abutting residential uses. The maximum limit is .5 foot-candles. There are some relatively high counts at the access point at S. Cory Street, anywhere from 1.1 to 1.3 foot-candles on the east side of the street. The code maximum along non-residential is 1.0 foot-candle. This area would abut the back of the Library and a County owned building.

The main identification signage for the site is shown to be located on a low wall in the island between the two entry points on W. Main Cross. The details will have to be submitted to Todd Richard for approval and separate permit. There may be some interior directional signage needed and Mr. Richard had mentioned that he would sit down with the applicants and work out the details on this issue. There is mention of an "electronic marquee" on the east side of the building in the elevation drawings. There is no detail about what this may look like, but we

would encourage that the applicants meet with Mr. Richard to discuss this item as well.

HRPC is very supportive of this project. We know it will be a great asset to the community and will serve to put a good "face" on this entry corridor to the downtown area.

ENGINEERING

Water: The 8" waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3" taps. The domestic tap should be 4", and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization.

Sanitary: The existing sanitary lateral is a permitted connection point. Consultant to review City records for existing utilities. There are existing force mains on Front Street that do not show on the utility plan.

Storm Sewer: Storm sewer connection points are adequate. Consultant to confirm labeling of combined sewers to ensure no further connections are made to a sanitary sewer.

Detention: No detention is required. The proposed site has a lower runoff coefficient than the old school site had.

Flood Zone: There are no flood zone considerations. The property was removed through a prior LOMA application.

Access: Access to the site is adequate. There is a potential conflict point at the point where the Main Cross access drives converge. Walks/Ramps should be redone at the intersections to comply with latest ADA standards.

Recommendation:

The engineering department recommends approval subject to the following conditions:

Looping of the waterline to Front Street, along with proper tap size and valves.
Coordinate with the City regarding the replacement of waterline on Front Street.
Walks and ramps to meet ADA standards

FIRE PREVENTION

- Recommend to extend the proposed 8" Cory St. water line north to W. Front St. providing a looped system.
- A Knox Box will be required for buildings with alarm and sprinkler systems.
- Natural gas or electric meters within the driving area shall have crash protection.
- The Fire Department Connection (FDC) shall be 5 inch Storz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD.

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval of SITE PLAN APPLICATION #SP-01-

2014 for the Marathon Center for the Performing Arts to be located at 200 W. Main Cross Street, Findlay, OH subject to the following:

- The 8" waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3" taps. The domestic tap should be 4", and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization. (ENG & FIRE)
- Walks/Ramps should be redone at the intersections to comply with latest ADA standards. (ENG)
- A Knox Box will be required for buildings with alarm and sprinkler systems. (FIRE)
- Natural gas or electric meters within the driving area shall have crash protection. (FIRE)
- The Fire Department Connection (FDC) shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD. (FIRE)
- Review and approval of all signage by the City Zoning Department (HRPC)

DISCUSSION

Dan Stone stated that they had numerous conversations with the City regarding the water lines and they were aware that they would need to go to Front Street with those.

Tom Hershey stated that he was curious as to how the property was removed from the floodplain when it obviously had water in 2007. Dan Stone replied that most of the flooding in 2007 was due to back up and on the east side of the building there was ramp that led down that had been removed. Based on actual elevations of the land it is at or above base flood elevation.

Dan Clinger stated that he had concerns about the interior movements in the parking lot. You'll have trucks coming into the rear of the site off of Cory Street. It looks like it could be a little difficult for them to exit out. His thought is to move the southwest entrance more north and have more of a straight shot to the West for the trucks to exit. This is just a personal comment he said for someone to look at but that he thought it made sense.

Mr. Clinger then stated that he had concerns about the two entrances off of W. Main Cross St. and wondered if that could be handled with just one. He would like to see that reevaluated and restudied.

Dan Clinger also had some concerns about the water situation. A sump was put in when it was a school. He is concerned with flooding in the basement area again. You can put a backflow preventer in the drainage line but still have a foundation that is susceptible to additional water intake. There's a very sandy area at the location. That is where they get most of their water. You can't stop the potential ground water penetration. I think they will need some additional work on that part.

Thom Hershey stated that he was also concerned about the two (2) entry points from W. Main Cross Street. We have three (3) lanes going down to one coming into the site. It seems like it could be a somewhat dangerous situation. Even though it may be marked as entry only, there is

no real way to control that factor either. You will have people try to exit from that area. If we have to have an entrance there he would much rather see one entrance going in to the drop off area.

Lydia Mihalik asked Mr. Stone if they had looked at other options in this area. Dan Stone replied that initially they had a two way access point and the drop off lane. They met with the City and they felt that reducing the width of that entry to the one lane and only having the drop off bypass was more acceptable to the Administration. So that is the way they are presenting it to the Planning Commission. I know the client would like to maintain these two (2) access points.

Dan Clinger asked if he felt there would be a lot trouble getting cars in if they only have the double lane at the drop off area. Dan Stone replied that there could be congestion if there are buses or other large vehicles trying to drop off there. The direct entry lane would allow other vehicles to enter the site without waiting on those vehicles to move.

Thom Hershey asked if there couldn't just be signage that indicates that parking is down Cory Street, West Street and Front Street. The front would only be drop off. Dan Stone replied that there could be signage but thinks it would clutter up the front and some of the aesthetics of the building if there is a lot of directional signage there. They want to try and get the patrons into the site and not block up W. Main Cross Street.

Lydia Mihalik asked how many cars could be stacked in the area of the two lanes off W. Main Cross. Judy Scrimshaw replied and confirmed with Dan Stone that she had measured the lane to be around 100' long. That should easily hold 5 cars and since there are two lanes side by side there could potentially be 10 cars in queue. There is also the area just ahead along the sidewalk where a few could pull forward.

Dan Clinger stated that it does seem to make sense to have two lanes for the drop off, but he still has concerns about two cuts in that close of a vicinity. He asked Dan Stone if he saw what he meant in his comment on the vehicles at the rear of the site moving out to West Street. Dan Stone replied yes and that they could look at that realignment.

Lydia Mihalik asked if they were thinking about on-site signage to help regulate the traffic flow from the two lanes of the one-way entry. She doesn't want people running into each other. Dan Stone stated that as recommended by HRPC and engineering, some yield signs and do not enter signs would help with potential conflicts in that area.

Lydia Malik commented that she's thinking about 30 minutes before show time and everyone wants to drop off their wife and kids and there is an absolute mess. West Main Cross has come to a standstill with the traffic trying to turn left or right into the site. She just wonders how essential the direct in lane is to the site.

Tom Hershey stated that he would think if they keep the two lane drop off and move it a little more west and have signage that it is for drop off only would help. Dan Stone replied that moving it west would make it a very difficult turn. The way it is now it lines up with the angle of the building. I think the location would have to stay the same. They would lose a little of the stacking by moving it over.

Tom Hershey said the only thing the single lane really does is provide more access for people

simply going in to park. He feels there's plenty of access on the other three sides of the building for those just wishing to park.

Ms. Mihalik asked what the distance is between the traffic light and the one way access. Dan Stone replied that the property is 400 feet wide and it is nearly in the center. So 200 to 230 feet to the west and probably less than 200 feet to the east.

Ms. Mihalik asked Steve Wilson what the standard distance for ingress/egress points to a stoplight is. Steve Wilson said he did not know off the top of his head. Lydia stated that she thought it was 500 feet but she could be wrong. Both Mr. Wilson and Ms. Scrimshaw replied that they did not think that there was any standard rule.

Matt Cordonnier stated that the one thing that gives him some comfort with this plan is that most times it will be used in off peak hours. It is not an everyday use. I know it will be very successful and used quite often but it is not like an office complex with people coming in at 8 and leaving at 5 every day. With that in mind he thought that perhaps on a Saturday at 6 that it will not be that much of a disruption. So, he thinks there can be a little more "forgiveness" in the design.

Thom Hershey asked what about at 10 or 11:00 on Saturday night when people are looking to get out. Do we think that they will pay attention to entry only signs? Matt Cordonnier replied that he thinks most will be parked closer to one of the other three exits rather than the front area. The good thing is that we do have a lot of access to the site. All sides have access. Personally he would prefer to go to an area close to a traffic light to make a left or right turn out. He knows a few will go out that way but in general he didn't see there being a long queue of people trying to exit there which will be the most difficult. Lydia Mihalik stated that she saw people getting into the site as more of an issue than getting out.

Paul Schmelzer said that he thought Matt made an excellent point about the peak times that this will be used. I think the fact that the building is already so close to the road is what is causing the logistical issue with the drop off. I think if you are going to eliminate something he would have to eliminate the 2 lane road that is right in front. You'd have to go with the entrance that gets the people into the site and not have a drop off adjacent to the building. You would have to extend the drop off lane farther south so people could get off the main drive and stop to drop people off. If you don't provide it they will do it anyway. It's not ideal at that intersection. I just don't know that I could come up with anything better other than just saying that you can't have a drop off lane and I don't know if that is what we want to do either.

MOTION

Tom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-01-2014** for a performing arts center to be located at 200 W. Main Cross Street, Findlay, OH subject to the Staff recommendations listed.

- The 8" waterline extension on Cory Street should extend to Front Street to provide a redundant supply to both fire and domestic service. The City does not permit 3" taps. The domestic tap should be 4", and reduced after the valve if desired. Valves on both fire and domestic services shall be provided. The City is examining the condition of the waterline on Front Street and may coordinate with the Owner to replace all or part of the section that abuts the project. Owner to coordinate waterline replacement with the City prior to plan finalization. (ENG & FIRE)
- Walks/Ramps should be redone at the intersections to comply with latest ADA standards.

(ENG)

- A Knox Box will be required for buildings with alarm and sprinkler systems. (FIRE)
- Natural gas or electric meters within the driving area shall have crash protection. (FIRE)
- The Fire Department Connection (FDC) shall be 5 inch Stortz fitting with 30 degree angled elbow. Outside notification shall be a horn/strobe working on water flow only and placed above the FDC. Area in front of FDC shall be kept clear. FFD has no objection to the proposed FDC location. An additional location could be considered on the north (rear) of the building, as long as it does not interfere with utilities. Final location shall be approved by FFD. (FIRE)
- Review and approval of all signage by the City Zoning Department (HRPC)

2nd: Paul Schmelzer

Thom Hershey then moved to amend the motion that the one lane entrance be eliminated. There was discussion in regard to process on this motion. The amended motion died for lack of a second. A vote was taken on the original motion.

VOTE: Yay (3) Nay (1) Abstain (1)

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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

City of Findlay City Planning Commission

Thursday, February 13, 2014 - 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 for each item)

MEMBERS PRESENT:

Lydia Mihalik
Paul Schmelzer
Thom Hershey
Dan Clinger

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Steve Wilson, City Engineer
Todd Richard, Zoning Inspector
Don Rasmussen, Law Director

GUESTS:

Dan Stone, Todd Jenkins, Jack Berry

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Paul Schmelzer
Thom Hershey
Dan Clinger

SWEARING IN

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

APPROVAL OF MINUTES

Thom Hershey made a motion to approve the minutes of the January 9, 2014 meeting. Dan Clinger seconded. Motion to accept carried 4-0.

NEW ITEMS

1. FINAL PLAT APPLICATION #FP-01-014 filed by George M Whitson, 1706 Imperial Lane, Findlay for a **Replat of Lot 1 of the Interstate West Subdivision.**

HRPC

General Information

This replat is located on the south side of Interstate Drive west of CR 300. The land is zoned C-2 General Commercial. Land to the north and east is also C-2. To the west is zoned R-2 One Family is Liberty Township and to the south is zoned I-1 Light Industrial in Liberty Township. The property is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The Interstate West Subdivision was reviewed and approved by FCPC in September, 2005.

Staff Analysis

The applicant is proposing to split current Lot 1 into three (3) parcels. There will also be a short cul-de-sac (King Court) running south from Interstate Drive.

Lots 5 and 6 are located on the east side of the cul-de-sac and abut CR 300 on their east side. No access will be permitted directly onto CR 300 for any development.

HRPC Staff recommends approval of the Replat of Lot 1 of the Interstate West Subdivision.

ENGINEERING

Access – Cul de sac for King Court connects to the south side of Interstate Drive west of North Ridge Road. No objections to proposed access.

Water & Sanitary Sewer – Water and sanitary sewer already exist and is accessible to each of the proposed lots.

Stormwater Management – Proposed storm sewer on King Court drains into existing storm sewer on Interstate Drive that drains into a regional detention pond for the Interstate West subdivision.

Recommendation: Approval of the final plat

FIRE PREVENTION

Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8” water line shall be installed.

STAFF RECOMMENDATION

Staff recommends approval of FINAL PLAT APPLICATION #FP-01-014 for a Replat of Lot 1 of the Interstate West Subdivision subject to the following conditions:

- Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8” water line shall be installed. (FIRE)

DISCUSSION

Todd Jenkins explained that he had discussions regarding the fire hydrant. The location was

proposed at the lot line, but this may be adjusted. They have no problem with installing an 8" line and hydrant.

Thom Hershey asked if there were any prospects for any of the lots. Mr. Jenkins stated that they have a restaurant proposal.

MOTION

Tom Hershey made a **motion to approve FINAL PLAT APPLICATION #FP-01-2014** for a **Replat of Lot 1 of the Interstate West Subdivision** subject to the following condition:

- Provide a fire hydrant located at the end of King Court cul-de-sac. If the dead end water main is over 300 feet in length an 8" water line shall be installed.

2nd: Dan Clinger

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

2. FINAL PLAT APPLICATION #FP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for the **Fergus Subdivision**.

HRPC

General Information

This property is located on the north side of Trenton Avenue just west of Morey Avenue. The area is zoned C-2 General Commercial. All abutting land to the east, south and west is also zoned C-2. To the north is zoned MH Mobile Home. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the former site of Findlay Truck Lines.

Staff Analysis

The applicant is proposing a two (2) lot commercial subdivision.

Each of the lots runs through from Trenton Avenue to Madison Avenue. The two (2) lots will share ingress/egress when developed. The City will only issue one curb cut onto each roadway for the subdivision.

The appropriate building setbacks are shown on the plat.

HRPC Staff recommends approval of the plat of Fergus Subdivision.

ENGINEERING

No objections. Recommend approval of the final plat

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC **approve FINAL PLAT APPLICATION #FP-02-2014** for the

Fergus Subdivision.

DISCUSSION

Dan Clinger asked a question in regard to the curb cuts. I see that you're allowing a cut onto Trenton Avenue and is that to apply to the cut onto Madison Avenue as well or would that be a separate permit. Judy Scrimshaw explained that they are showing a 30 foot wide ingress/egress down the center of the property that both lots will share and that works out to fall within the bounds of the setbacks required for side yard so that area would never be developed anyway. Dan stone asked if they could build right up to that possibly. Judy Scrimshaw replied that they can get close but she doubted that anyone would actually go that close to the property line knowing that it a drive.

Paul Schmelzer stated that the setbacks are really irrelevant to the plat. He doesn't know why they have them on there. If zoning would change and the setbacks change, then they would be bound by what is on the plat. J. Scrimshaw replied that those setbacks have always been shown on final plats.

MOTION

Paul Schmelzer made a **motion to approve FINAL PLAT APPLICATION #FP-02-2014 for the Fergus Subdivision.**

2nd: Thom Hershey

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

3. SITE PLAN APPLICATION #SP-02-2014 filed by the Fergus Company, LLC, 8377 Green Meadows Dr. N, Suite A, Lewis Center, OH for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.

HRPC

General Information

This site is on the north side of Trenton Avenue west of Morey Street. It is zoned C-2 General Commercial. All land to the east, west and south is also zoned C-2. Land to the north is MH Mobile Home. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the former site of Findlay Truck Lines. The applicant submitted this site plan in November, 2013 for Special Review.

Staff Analysis

The applicant is proposing to construct an Advance Auto Parts store on Lot 1 of the Fergus Subdivision. The plat was reviewed in Item 2 of today's agenda. The proposal is for a 6,895 square foot store on the .8372 acre site.

There are 26 parking spaces shown which exceeds the requirement. The minimum required would be 19 at one per 375 square feet. The pavement is set back 10' from the right of way as required.

The building meets all setback minimums. (50' front, 15' side and 50' rear as it abuts a residential use)

The landscaping is indicated on the plan. A level 2 buffer was recommended for the rear along Madison Avenue. There will be foundation plantings and plantings along the frontage.

A single access is proposed from Trenton Avenue. Trenton Avenue is full of multiple drive cuts in close proximity and cars often come head to head in the turn lane to get into one restaurant or another on opposite sides of the street. There is also a single access onto Madison Avenue. We hope that more traffic will exit here and turn east to get onto Morey then head south where they can exit onto Trenton Avenue at the traffic signal. There will be cross access easements recorded for the two (2) parcels.

The building meets minimal architectural standards. The applicant discussed projecting the sign area on the building out to create some depth and provide some overhang above the doorway. Two tones of color and a band will break up the monotony of the straight walls.

There is no sign detail provided today but a location in front of the Advance Auto store is shown. It is in the middle of the parking spaces along the front of the site. The plans indicate that it is to be a pylon sign. This sign was discussed during the Special Review in November. HRPC Staff recommends that a low profile sign be used here and most anywhere there is new development. We have had several low profile signs in recent developments. There is no restriction on signage located on the building and the Advance sign is certainly a prominent feature there. There are very few signs in the area of the proposed new auto parts store and beginning the trend here would make sense. Landscaping is to be provided within the area around the low profile sign. 50% of this is to be evergreen. (1161.12.8 E) A planting detail for that area will need to be provided at the time of application for the sign permit.

A small directional sign is shown at the ingress/egress from Madison Avenue. It is located only about 2' from the property line. This will limit the size of the sign to 2 square feet and no more than 2' in height. (1161.12.2 D)

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code.

ENGINEERING

Access – Will share an existing access to both Trenton Avenue and Madison Avenue with Lot 2 of the Fergus Subdivision. No objections to proposed access.

Water & Sanitary Sewer –Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. There are no issues with proposed sanitary sewer connection point.

Stormwater Management – Existing site is 100% impervious so stormwater detention is not required. The proposed storm water connection pipe shall be reduced from 12" to 8". All applicable NPDES regulations shall apply.

Sidewalks – Existing sidewalks will remain in place and be replaced as required.

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Sanitary Sewer permit
- Water permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

- A Knox Box will be required for newly constructed buildings.

STAFF RECOMMENDATION

Staff recommends that FCPC approve **SITE PLAN APPLICATION #SP-02-2014** for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay subject to the following conditions:

- No pylon sign for the site. We recommend a Low Profile Sign with landscaping as required in the Code. (HRPC)
- Water service for the proposed building shall be tapped at Madison and extended to the proposed connection location so that the tap and valve are more in line with the proposed connection point. The existing service can be utilized for the next lot. (ENG)
- The proposed storm water connection pipe shall be reduced from 12" to 8". All applicable NPDES regulations shall apply. (ENG)
- A Knox Box will be required for newly constructed buildings. (FIRE)

DISCUSSION

John Fergus stated that he thought the engineering comments were appropriate. He had comments from the fire department regarding not using mulch but using river stone in their planting areas. He said they would be happy to do that. We had the conversation before about the signage and he said his piece and we've all said ours as well. He said he would go with the signage as proposed. Paul Schmelzer stated that he thought they had a great plan in a great location. Thanks for your investment and for working with us in understanding the issues with the signage. One comment that he had was in regards to the shared access. He said that an easement shows on the site plan but not on the plat. He would like to see that shown on the plat.

Mr. Fergus stated that normally what we prefer to do it is to have an easement document recorded with the plat. We don't have another user for the other lot at this time. He said nothing is forever and to have it on the plat.... Mr. Schmelzer stated that he knows that and that is why he's asking for it. Mr. Fergus stated that if it never develops what happens? We can amend the recorded document easier than the plat. Paul Schmelzer stated that was fair enough.

Dan Clinger stated that in regard to the internal flow he wanted to know what type of trucks there would be. He is wary of the idea of putting semi-truck traffic onto Madison Avenue. Mr. Fergus stated that advanced services their own buildings with their own distribution centers. Trucks come once a week. Stock comes on wrapped pallets. There would now be two stores in Findlay. They will probably come from the eastside store and he would guess they would exit out the rear to Madison to get to the traffic light at Trenton Avenue. Dan Clinger asked if deliveries were at day or night time. Mr. Fergus stated that typically daytime since the store manager wants to be there. Dan Clinger asked is it a full-size truck. John Fergus stated yes it would be a full-size truck maybe on the site for 10 to 15 minutes to unload. All the goods are wrapped on pallets and

easily removed from the truck in a short amount of time. Mr. Fergus also stated that they recycle all the cardboard, packaging, etc. So there's not a lot or waste of trash on the site. We also recycle batteries so they will take those back with them.

Dan Clinger stated that he did not see any screening on the west side of the building and wondered if any would be required here. Mr. Fergus replied that there's a fence there now. Judy Scrimshaw stated that it is also zoned commercial to the west. Mr. Fergus commented that he thought we're all hoping this new development may serve as a catalyst to encourage other development down the street. We have the Level 2 buffer at the rear and the other landscaping as discussed. We plan to leave the fence on the west for now until hopefully the use may change there.

Thom Hershey commented that he thinks it will be a nice improvement to Trenton Avenue.

MOTION

Thom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-02-2014** for **Advance Auto Parts** to be located at 420 Trenton Avenue, Findlay.

2nd. Dan Clinger

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

4. SITE PLAN APPLICATION #SP-03-2014 filed by Gateway Church, 9555 CR 9, Findlay for an addition to the south end of the building and additional parking.

HRPC

General Information

This site plan is located on the east side of CR 9 just south of the Liberty Dold subdivision. The land is zoned A-1 Agriculture in Liberty Township. The property to the south and west is also zoned A-1. To the north and east is zoned R-2 One Family. The City Land Use Plan designates the land as SF Large Lot. The site is not located within the 100 year flood plain.

Parcel History

The existing church was constructed in 2005.

Staff Analysis

The applicants are requesting to construct an addition to the south side of the existing church building:

The plan states that an additional 900 seats will be added to the church with this addition. The parking proposes 403 new spaces which well exceeds the 300 spaces required at one (1) per each three (3) seats in the code.

The building is well within all setbacks.

There are no new accesses requested for the site. The two (2) existing points of access on CR 9 will be maintained.

There is no indication of any additional signage for the property either.

Staff Recommendation

HRPC Staff recommends approval of Site Plan #SP-02-2014 for the addition to Gateway Church.

ENGINEERING

Access – No new access points are proposed for the site; 2 access points exist that meet our access management requirements. The south entrance will be widened.

Water & Sanitary Sewer – A new domestic water service and fire protection line are proposed. Sanitary sewer will utilize the existing service.

Stormwater Management – Additional detention is proposed that satisfies our stormwater management requirements

Sidewalks – Outside the City limits so sidewalks are not required

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- Water permit
- An approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

The Fire line installation is subject to FFD approval. Discussion is ongoing at this time.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-03-2014** for an addition to Gateway Church, 9555 CR 9, Findlay and additional parking subject to the following condition:

- The Fire line installation is subject to FFD approval. Discussion is ongoing at this time. (FIRE)

DISCUSSION

Dan Clinger stated he had a question on the internal flow of the parking lot. The new lot to the west of the Church is not connected to the existing lot there. Is there some reason for that? Dan Stone stated that it is just the way it was designed. They could look at combining them if the Commission desired. Paul Schmelzer stated that ultimately he thought it is a good idea, but it is totally their decision.

MOTION

Thom Hershey made a **motion to approve SITE PLAN APPLICATION #SP-03-2014** for an addition to the south end of the building and additional parking for Gateway Church, 9555 CR 9

2nd. Dan Clinger

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

OTHER DISCUSSION

Thom Hershey said he had heard there was a new proposal for the access on West Main Cross for the Performing Arts Center. Paul Schmelzer stated that they are eliminating the direct in northward entry and keeping the angular drop off lane. Dan Clinger asked if that would be coming back for approval to the Commission. Lydia Mihalik stated that it can be handled administratively when the plans are submitted for permits.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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

TRAFFIC COMMISSION

City of Findlay
February 18, 2014

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Service-Safety Director Paul Schmelzer, Fire Chief Tom Lonyo, Councilman Ron Monday.

STAFF PRESENT: Mayor Lydia Mihalik, Matt Stoffel, Public Works Superintendent; Kathy Launder, City Clerk.

GUESTS PRESENT: Don Malarky, Marathon Petroleum Corporation; Holly Frische, Councilperson.

NEW BUSINESS

1. Request of Don Malarky, Marathon Petroleum Corporation, 539 South Main Street, to temporarily remove the 2-hour parking restriction for all spaces around the perimeter of the Marathon Petroleum Company campus and interior streets through the end of 2014.

Mr. Malarky stated that Marathon Petroleum Corporation (MPC) has made accommodations for most of their employees to park off site during construction. There are instances when employees are coming and going throughout the day and visitors coming to MPC that require parking near the MPC building. The request to temporarily remove the 2-hour parking restriction is for the area of Hardin Street from Main Street to Beach Street, Main Street from Hardin Street to Lincoln Street along MPC parking lot, and Beech Street from Sandusky Street to Lincoln Street for the time period of April 2014 to December 2014.

Motion to temporarily remove the 2-hour parking restriction for the area of Hardin Street from Main Street to Beach Street, Main Street from Hardin Street to Lincoln Street along MPC parking lot, and Beech Street from Sandusky Street to Lincoln Street for the time period of April 2014 to December 2014 by Councilman Monday, second by Chief Lonyo. Motion passed 3-0.

2. Request of Don Malarky, Marathon Petroleum Corporation, 539 South Main Street, to temporarily close a portion of East Street from Sandusky Street to Hardin Street through the end of 2014.

Mr. Malarky stated that this request is due to the construction being done in the area. The request for temporary closure of a portion of East Street is from Sandusky Street south approximately 200 feet, and Beech Street from Sandusky Street to the alley south of Sandusky Street.

Motion to temporarily close a portion of East Street from Sandusky Street south approximately 200 feet, and Beech Street from Sandusky Street to the alley south of Sandusky Street, with temporary access given to Findlay Fire Department as needed, by Director Schmelzer, second by Chief Lonyo. Motion passed 3-0.

3. Request of Don Malarky, Marathon Petroleum Corporation, 539 South Main Street, to make the parking lane of Main Street from Hardin Street south to Marathon's parking lot temporary no parking and temporarily close the sidewalk in this area for the demolition of the Elks building.

Motion to make the parking lane of Main Street from Hardin Street south to Marathon's parking lot temporary no parking and temporarily close the sidewalk in this area during the demolition of the Elks building, by Director Schmelzer, second by Councilman Monday. Motion passed 3-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on March 17, 2014, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder
City Clerk

PARKS AND RECREATION BOARD

City of Findlay
February 18, 2014

MINUTES

ATTENDANCE

Members Present: Paul Schmelzer, Chair, Matt Cordonnier, Dennis McPheron, Greg Meyers, Bob Nichols, Gary Pruitt, Mike Slough.

Staff Present: Lu Draper, Matt Stoffel, and Kathy Launder.

Guests Present: Holly Frische, Councilperson; Jim Staschiak, City Auditor; Don Rasmussen, Flag City Football.

APPROVAL OF MINUTES

Motion to accept minutes of the November 18, 2013, meeting, by Meyers, second by McPheron. Motion passed 7-0.

OLD BUSINESS

Swimming Pool: Schmelzer stated that a new slide for the swimming pool is on the capital equipment list for 2014 which goes before Council for approval tonight.

Brandstetter Carroll, the City's consultant for a new swimming pool, stated that the competition depth is deeper now to be a sanctioned facility. Brandstetter Carroll will revisit the pool study to include the new competition depth and come back to the Board with updated plans in March or April.

NEW BUSINESS

Review of Policy and Procedures and Rate Schedule for Recreation Department: On an annual basis the Board needs to review Policy and Procedures and Rate Schedules. The most recent Policy and Procedures and rate schedules were distributed to the Board for review. Schmelzer requested that at the next meeting of the Parks and Recreation Board that the Policy and Procedures and Rate Schedules be approved for 2014. Auditor Staschiak reported that an independent CPA firm recommended that formal policies be put in place for different aspects of the Recreation Department. These policies need to be in place by the end of 2014.

DEPARTMENT REPORTS

Recreation Department Report: Draper stated that the ice season is in full gear. Gearing up for Silver Blades show and Gliding Stars show in March. After these shows the ice comes off for four weeks and then back to ice. Adult Softball manager meeting is scheduled for February 25. In the process of reviewing agreements with user groups and field policies to make they are consistent across the board.

Schmelzer stated that one of the policies we need to put together is who a group asks for a deviation from regular fees that are charged. The Board feels these groups need to come to them. If a group is serious about getting a discount, they will attend a Board meeting to prove they deserve a discount. The Board needs to come up with four or five bullet points for decision making process of allowing a discount. Need a written policy in place for what we have already been doing. The Ladies Olympic Softball Team, Team USA, will be appearing at the Cube. They are selling 5,000 tickets.

Parks Maintenance Department Report: Stoffel reported that the Parks Maintenance Department is behind on some projects due to the amount of snow we have received. They are assisting the Street Department with sidewalk clearing. A slide for the swimming pool has been included in the capital equipment budget and will be purchased and installed for the 2014 season. The surface area of the Kiddie Koral area will be replaced this year as a capital improvement project. The current surface is 20 years old. Stoffel reported that the City Health Department approached him regarding a project to install fitness areas at a City park. There is an organization

that does all the fundraising for the equipment and installation of equipment. This would be a first in Ohio. If the Board is interested in hearing more about the project, the organization who does the fundraising as well as the company who sells the equipment is willing to come in to discuss it with the Board. Emory Adams Park, Riverside Park, and The Cube are the three locations that this equipment would be best suited.

OTHER REPORTS

Hancock Park District Report: Pruitt stated that the Hancock Park District is in the middle of personnel transition. HPD is seeking a Marketing Manager Professional to assist with the ongoing strategic planning, strengthen internal operations, and maximize potential of parks. This is a result of Margie Staterer announcing her retirement. Dan Boyd is also retiring which will downsize the Park Operations area. The Program Manager position is currently vacant. HPD will be saving money through attrition. The multiuse master trail plan has been finalized and distributed to a select few. Schmelzer stated this plan will help Findlay obtain additional points with the ODOT plan.

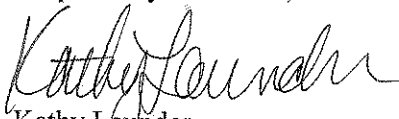
Flag City Youth Football: Rasmussen stated that the last piece of the football stadium project was to be a gateway structure that will cost an additional \$345,000. This structure will not be built. Instead a fundraiser is being planned to build a stamped concrete walk with an arch leading to the football field. A 20'x40' building is scheduled to be built to accommodate a press box and storage for equipment. This building will be built on west side of the field. The field itself turned out well.

OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for March 17, 2014, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,


Kathy Launder
City Clerk



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

February 26, 2014

The Honorable Council:

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

Todd Garlock
Michael Miller
Jameson Botimer

M&J Enterprises of Findlay Incorporated, DBA Waldo Peppers, 411 S. Main Street, Findlay, Ohio 45840

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory R. Horne'.

Gregory R. Horne
Chief of Police

**NOTICE TO LEGISLATIVE
AUTHORITY**

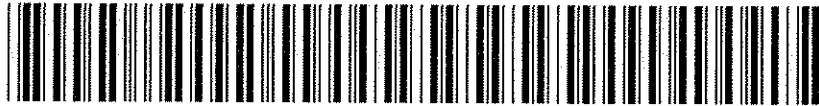
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

5379352		N		M & J ENTERPRISES OF FINDLAY INC DBA WALDO PEPPERS 411 S MAIN ST FINDLAY OHIO 45840	
PERMIT NUMBER		TYPE			
ISSUE DATE					
02 21 2014					
FILING DATE					
D2					
PERMIT CLASSES					
32	044	A	A38908		
TAX DISTRICT		RECEIPT NO.			

FROM 02/25/2014

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



MAILED 02/25/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN, 03/28/2014

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 N 5379352**

(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

PERMIT NUMBER (CORPORATION) 5379352
M & J ENTERPRISES OF FINDLAY INC
DBA WALDO PEPPERS
411 S MAIN ST
FINDLAY OHIO 45840

F.T.I. NUMBER 20-4187034
STATUS (ACTIVE OR INACTIVE) ACTIVE
SHARES OUTSTANDING 1000.00
ACTIVE DATE 08/25/06
INACTIVE DATE
EXCEPTION CODE TEXT
STOCK TRANSFER CODE TEXT AND DATE

TODD GARLOCK	660.00	05/03/06	ACTIVE	PRESIDENT
MICHAEL MILLER	170.00	05/03/06	ACTIVE	SECR-TREA
JAMESON BOTIMER	170.00	05/03/06	ACTIVE	VICE PRES



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

Tuesday, February 25, 2014

The Honorable Council
Findlay, Ohio

Dear Council Members,

As reported to this council 7/2/13, market conditions have favored refunding a 2003 (approximately \$1,700,000) and a 2004 (approximately \$2,800,000) debt issue. The targeted savings was 3% over the remaining bond issues.

The new bond issue was purchased for 0.96% and I am pleased to report I have been able to exceed the target and have achieved a present value savings of 5.96% or a Net Present Value Benefit of \$266,400.00 which is a significant savings.

As a reminder the bond issue included new funds for the clear well project at our water plant and the bar screen project at the sewer plant. Funds for these projects may now be appropriated and it is my understanding that a separate letter will be requesting the appropriation.

Respectfully,

Jim Staschiak II
City Auditor

CC: D. Rasmussen, L. Mihalik

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

February 25, 2014

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

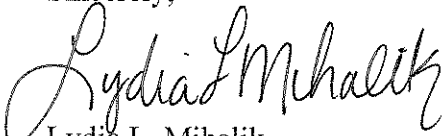
The City has received payment for the repair of a police cruiser from an accident from the City's insurance company in the amount of \$3,258.86. It has been deposited in the General Fund.

An appropriation is respectfully requested as follows:

FROM:	General Fund	\$3,258.86
TO:	Police Department 21012000-other	\$3,258.86

Thank you for your consideration.

Sincerely,



Lydia L. Mihalik
Mayor

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

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

February 27, 2014

Honorable City Council
City of Findlay, Ohio

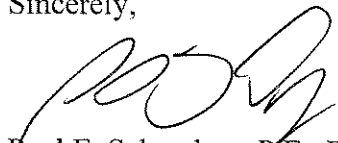
Dear Honorable Council Members:

In the 2014 Capital Plan that Council approved, the Street Department requested the purchase of two 1-ton pickup trucks. The request should have been listed as two 3/4-ton pickup trucks. The cost of the 3/4-ton pickup trucks is of course less than the 1-ton pickup trucks.

Unless there is an objection from Council, we will revise the Capital Plan to reflect this change. No legislation is required.

Thank you for your consideration.

Sincerely,



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

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

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

February 26, 2014

Honorable City Council
Findlay, OH 45840

RE: WTP Clearwells #1, #2 & #3, Project No. 35714000
WPC Bar Screens, Project No. 35620900

Dear Council Members:

Both of the above-referenced projects were included in the 2014 Capital Improvements Plan with preliminary amounts until we obtained bids and finalized financing. By authorization of Ordinance 2012-7 and 2013-22, bids from four potential contractors were opened for the projects on January 14, 2014. At this time, it has been determined that the lowest and best combination bid was received from PAE & Associates of Brookville, Ohio in the amount of \$4,234,000.

By copy of this letter, the Law Director is requested to prepare legislation for the appropriation of funds for construction, inspection, financing, and contingency as follows:

FROM:	Bond Proceeds	\$2,000,000	
	Water Fund	\$211,000	
TO:	WTP Clearwells, Project #35714000		\$2,211,000
FROM:	Bond Proceeds	\$1,350,000	
	Sewer Fund	\$207,500	
	Sewer Fund (Stormwater restricted account)	\$100,000	
	Sewer Fund (Sewer rotary restricted account)	\$100,000	
	Sewer Fund (NW Corridor restricted account)	\$300,000	
	Sewer Fund (Saratoga Interceptor restricted account)	\$250,000	
	Sewer Fund (Southeast Interceptor restricted account)	\$150,000	
	Sewer Fund (WW Treatment Improvement restricted account)	\$400,000	
	Sewer Fund (WPC Equip & Replacement restricted account)	\$50,000	
TO:	WPC Bar Screens, Project #35620900		\$2,907,500

If you have any questions, please contact me.

Sincerely,


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

pc: Don Rasmussen
Jim Staschiak

Flag City, USA



February 25, 2014

Findlay City Council
318 Dorney Plaza
Findlay, OH 45840

RE: Resolution Adopting the Hancock County All Natural Hazard Mitigation Plan

Dear Honorable Members of Council:

Per the Disaster Mitigation Act of 2000 a mitigation plan must be approved by FEMA and the State of Ohio for any community wishing to obtain funding from the Hazard Mitigation Grant Program. All communities must be assessed and be included in the plan and finally adopt the plan. All 88 Counties in Ohio currently have Hazard Mitigation Plans.

In 2007 Hancock Regional Planning created the County's first Hazard Mitigation Plan. That plan was approved by FEMA and the State of Ohio EMA and subsequently adopted by the County, City of Findlay, and all of Hancock County's Villages.

In 2013 HRPC conducted the required five year update of the plan. In order to update the plan HRPC conducted three public hearings on the following dates 2/27/2013, 3/13/2013, and 6/27/2013. In addition to the public meetings letters and surveys were sent to the City of Findlay, Hancock County, and all the Townships and Villages.

Timeline:

- July 22, 2013 – HRPC submits final plan to Ohio EMA
- Dec 23, 2013 – Ohio EMA formally approves plan and sends to FEMA for approval.
- January 15, 2014 – FEMA Approves Plan – pending adoption.
- January 30th, 2014 – Hancock County adopts the plan.
- February 3rd, 2014 – FEMA gives final approval of the plan.

HRPC has worked with Hancock County and the Ohio EMA to secure a 1,000,000 HMGP grant to purchase and demolish repetitive loss structures in the flood plain and flood way. On February 25th the Ohio EMA alerted HRPC that FEMA has placed the grant on hold until the City of Findlay adopts the plan.

Before the City Council is a request for the City Council to adopt the five year update of the Hancock County Mitigation Plan so that the grant may move forward.

Sincerely,


Matt Cordonnier
HRPC, Director



February 25, 2014

Findlay City Council
318 Dorney Plaza
Findlay, OH 45840

RE: Emergency Passage Request of Ordinance 2014-013

Dear City of Findlay Council Members,

On January 13, 2014 the City of Findlay Revolving Loan Fund Committee awarded a loan to Cross Way Ministries in the amount of \$123,500. The funding will assist Cross Way Ministries with acquiring Sunshine Daycare an existing business in the City of Findlay.

At the February 18th, 2014 City Council meeting I submitted a letter to City Council requesting that Ordinance 2014-013 be passed by Emergency Measures. My letter however did not provide to the City Council a full picture of the events associated with the loan. HRPC has been working with the applicant, their lender, and the State of Ohio for several months negotiating the loan process. Coward, Pinski, and Associates reviewed the project and presented a written report supporting the loan to the City of Findlay Revolving Loan Committee. The Findlay Revolving Loan Committee awarded the loan to Cross Way Ministries on January 13th, 2014.

If the Ordinance follows standard procedures and receives three readings the applicant will not be able to schedule a closing until it is passed after the March 18th meeting. The additional time required to complete the transaction may endanger the project. I am requesting the Findlay City Council pass Ordinance 2014-013 on March 4th, 2014 on an emergency basis so that the revolving loan fund project may move forward as quickly as possible.

Below is some general information about how the Findlay Revolving Loan Fun:

The City of Findlay Revolving Loan fund provides low interest "gap" financing to local businesses who then guarantee a set amount of job creation. There are over 120 Revolving Loan Funds in Ohio and Findlay's ranks near the top in both size and activity. Currently the City of Findlay Revolving Loan Fund has over \$900,000 loaned to 11 businesses. (Please note the dollars that are lent out originate at the State of Ohio and do not come from the City of Findlay's coffers. The fund grows when new dollars are requested from the State for a specific ED project and by the payments and interest collected on the loans.) The Findlay RLF may only be used for business loans or grants to qualifying applicants within the City of Findlay. If the fund is not utilized and no loan activity has occurred for a period of years the State of Ohio will demand the return of the funds.

Sincerely,

Matt Cordonnier
HRPC, Director

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** to whom was referred a request from Van Horn, Hoover & Associates, Inc. for reimbursement of waterline construction costs at the Performing Arts Center.

We recommend Reimbursing Marathon Center for Performing Arts for the waterline construction costs along Front Street from South West Street to South Cory Street & West Main Cross to Front Street, pursuant to the Estimate provided as attached.

As requested by the Findlay Water Department.

Aye Nay

Anne Spence
Anne Spence, Chairman

LEGISLATION: _____

Aye Nay

R. Ronald Monday
R. Ronald Monday

DATED: February 27, 2014

Aye Nay

Holly Frische
Holly Frische

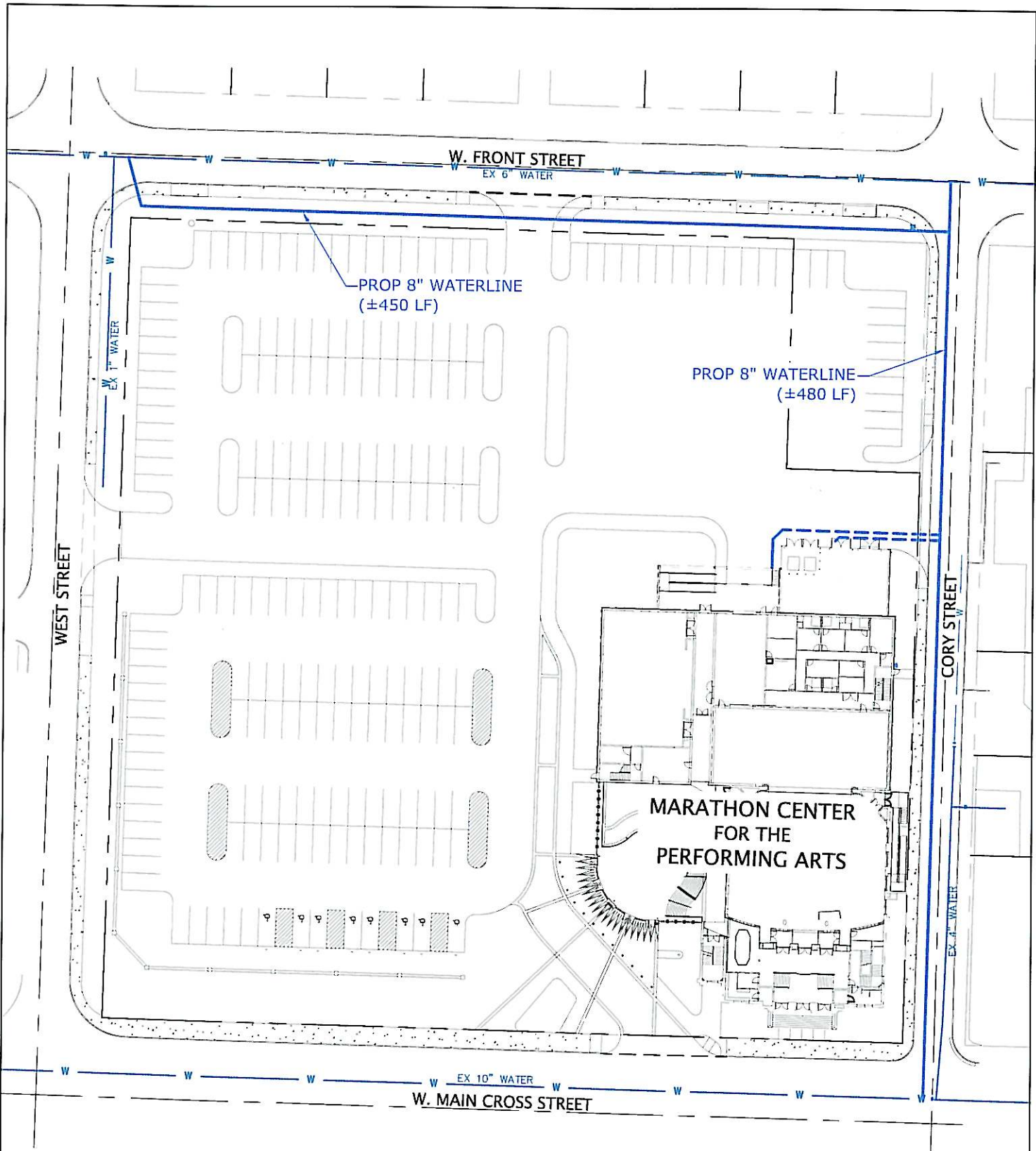
COMMITTEE:
WATER & SEWER

Marathon Center for the Performing Arts

Site improvement costs that are an improvement to the City of Findlay's infrastructure

2/27/2014

Item	Cost	Comments
Cory Street Waterline Project	\$ 164,650	480 feet C-909 Piping, patching, etc.
		Paving of Cory Street already in CI for 2015
Front Street Waterline Project	\$ 81,015	450 feet C-909 Piping
	\$ 245,665	
7% Engineering Fees	\$ 17,197	
2.5% CM Fees	\$ 6,142	
10% Contingency	\$ 24,567	
	\$ 293,570	



FRONT & CORY STREETS WATERLINE

VH

Van Horn Hoover
& Associates, Inc.

SURVEYING, CIVIL ENGINEERING, LAND USE PLANNING, GPS/GIS CONSULTANTS

P.O. BOX 612, FINDLAY, OH 45839 (419) 423-5630

www.vanhornhoover.com info@vanhornhoover.com

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
March 4, 2014**

ORDINANCE NO. 2014-011 *(jail services)*

third reading

AN ORDINANCE AUTHORIZING MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CONTRACT WITH THE BOARD OF COMMISSIONERS FOR HANCOCK COUNTY, OHIO, TO PROVIDE JAIL SERVICES TO THE CITY OF FINDLAY, OHIO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-012 *(Third St alley vacation)*

third reading

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

ORDINANCE NO. 2014-013 *(RLF – Cross Way Ministries)*

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-014 *(2013 ordinances & resolutions changes - Walter Drane)*

second reading

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

City of Findlay

Office of the Director of Law

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

Donald J. Rasmussen
Director of Law

MARCH 4, 2014

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MARCH 4, 2014 MEETING.

RESOLUTIONS

012-2014 A RESOLUTION ADOPTING THE HANCOCK COUNTY HAZARD MITIGATION PLAN AS THE OFFICIAL HAZARD MITIGATION PLAN FOR THE CITY OF FINDLAY, OHIO.

ORDINANCES

2014-015 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2014-016 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2014-017 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO SIGN AND EXECUTE A GREAT LAKES RESTORATION INITIATIVE - UPPER BLANCHARD WATERSHED GRANT AGREEMENT FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM TO ACCEPT ANY AND ALL FUNDS ASSOCIATED WITH SAID GRANT, AND DECLARING AN EMERGENCY

RESOLUTION NO. 012-2014

A RESOLUTION ADOPTING THE HANCOCK COUNTY HAZARD MITIGATION PLAN AS THE OFFICIAL HAZARD MITIGATION PLAN FOR THE CITY OF FINDLAY, OHIO.

WHEREAS, Hancock County has experienced severe damage from hurricanes, flooding, earthquake, wildfires, landslides, and tornados on many occasions in the past century resulting in property loss, loss of life, economic hardship, and threats to public health and safety, and;

WHEREAS, the 2007 Hazard Mitigation Plan has been updated and improved (hereinafter referred to as the PLAN UPDATE) through research work by Hancock County and other local government subdivisions for risk reduction and the welfare of the people of the community, and;

WHEREAS, the PLAN UPDATE (attached hereto and incorporated herein as if fully rewritten) recommends many hazard mitigation actions that will protect the people and property affected by the natural hazards that face Hancock County, and;

WHEREAS, a public meeting was held on March 13, 2013 where the PLAN UPDATE was reviewed, as required by law.

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

SECTION 1: That the Hancock County Hazard Mitigation Plan be and the same hereby is adopted as the Hazard Mitigation Plan for the City of Findlay, Ohio.

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 _____

ORDINANCE NO. 2014-015

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:	Bond Proceeds	\$ 2,000,000.00	
FROM:	Water Fund	\$ 211,000.00	
TO:	WTP Clearwells project #35714000		\$ 2,211,000.00

FROM:	Bond Proceeds	\$ 1,350,000.00	
FROM:	Sewer Fund	\$ 207,500.00	
FROM:	Sewer Fund (Stormwater restricted account)	\$ 100,000.00	
FROM:	Sewer Fund (Sewer rotary restricted account)	\$ 100,000.00	
FROM:	Sewer Fund (NW Corridor restricted account)	\$ 300,000.00	
FROM:	Sewer Fund (Saratoga Interceptor restricted account)	\$ 250,000.00	
FROM:	Sewer Fund (Southeast Interceptor restricted account)	\$ 150,000.00	
FROM:	Sewer Fund (WW Treatment Improvement restricted account)	\$ 400,000.00	
FROM:	Sewer Fund	\$ 50,000.00	
TO:	WPC Bar Screens, project #35620900		\$ 2,907,500.00

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 construction, inspection, financing, and contingency may be conducted.

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. 2014-016

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	General Fund (Insurance Proceeds)	\$ 3,258.86
TO:	Police Department 21012000-other	\$ 3,258.86

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 funds received from the City's insurance company for repair of a police cruiser from an accident may be utilized,

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2014-017

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO SIGN AND EXECUTE A GREAT LAKES RESTORATION INITIATIVE - UPPER BLANCHARD WATERSHED GRANT AGREEMENT FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE GREAT LAKES RESTORATION INITIATIVE GRANT PROGRAM TO ACCEPT ANY AND ALL FUNDS ASSOCIATED WITH SAID GRANT, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Service-Safety Director of the City of Findlay, Ohio to sign and execute the aforementioned grant agreement to create a riparian corridor along Lye Creek near the Blanchard River in Findlay, Ohio, 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 sign and execute said grant agreement through the Environmental Protection Agency (EPA) and the Great Lakes Restoration Initiative – Upper Blanchard Watershed Grant Program.

SECTION 2: That the Service-Safety Director of the City of Findlay, Ohio be and he is hereby authorized to create a riparian corridor along Lye Creek near the Blanchard River to assist in flood mitigation.

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 Service-Safety Director to sign and execute said grant agreement, and provide all necessary documents 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 _____