

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

NOVEMBER 4, 2014

COUNCIL CHAMBERS

ROLL CALL of 2014-2015 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Acceptance or changes to the October 21, 2014 Regular Session City Council meeting minutes.

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:

City Auditor Jim Staschiak – year-end items to transfer/appropriate

The following accounts require an appropriation of funds for this budget year.

FROM: HRC Rehab Debt Service Fund #23060100	\$ 15,000.00
TO: CIT Capital Improvements	\$ 15,000.00

REASON: debt service for the HRC Rehab payment was initially paid with Capital Improvements money for 2014. The annual pledged amount from Huntington Bank has been received. It is the seventh (7th) payment out of the ten (10) pledged. This appropriation allows for the use of the contribution to pay the debt and the reimbursement of CIT Capital Improvements.

FROM: CR 236 TIF Fund	\$ 72,158.63
TO: CR 236 Widening Debt Service #23060300-other	\$ 72,158.63

FROM: CR 236 Widening Debt Service #23060300-other	\$ 72,158.63
TO: CIT Capital Improvements	\$ 72,158.63

REASON: CR 236 debt payments were appropriated and paid initially by Capital Improvements money for 2014. A total of seventy-two thousand one hundred fifty-eight dollars and sixty-three cents (\$72,158.63) in 2014 of TIF revenue has been received. This is to offset a portion of the 2014 debt payment. These appropriations allow the TIF Fund money to be used for the deb and reimburse Capital Improvements.

FROM: County Permissive Fund	\$ 131,305.13
TO: CR 236 Widening Debt Service #23060300-other	\$ 92,847.63
TO: CR 236 Land Debt Service #23060200-other	\$ 38,457.50

FROM: CR 236 Widening Debt Service #23060300-other	\$ 92,847.63
FROM: CR 236 Land Debt Service #23060300-other	\$ 38,457.50
TO: CIT Capital Improvements	\$ 131,305.13

REASON: CR 236 debt payments were appropriated and paid initially by Capital Improvements money for 2014. One hundred fifteen thousand four hundred four dollars and seventy-five cents (\$115,404.75) of County Permissive Fund money was drawn to pay the 2014 debt payments as an allowable use of the money. There is also currently a cash balance in the County Permissive Fund of fifteen thousand nine hundred dollars and thirty-eight cents (\$15,900.38) from money not used and returned from a closed project that originally had County Permissive money appropriated. These appropriations allow the County Permissive money to be used for the debt and reimburse Capital Improvements.

FROM: General Fund	\$ 5,464.64
TO: Special Assessment Sidewalks #28020000	\$ 5,464.64

REASON: the 2010 Sidewalk and Repair and New Construction projects that were completed and assessed to the real estate taxes in the fall of 2012 had their second/last collection year in 2014. Of the twelve (12) properties that had their assessments go to their real estate taxes, six (6) did not pay the 2014 assessment totaling five thousand four hundred sixty-four dollars and sixty-four cents (\$5,464.64). The City had to make the debt payments related to the projects and the fund is in need of reimbursement from the General Fund. If the property owners pay for the assessments in the future or if they property changes hands and the assessments are not written off, the General Fund will be replenished by this appropriation.

FROM: Special Assessments Sidewalks #28020000	\$ 3,769.12
TO: General Fund	\$ 3,769.12

REASON: in 2004, the City made the final debt payment on the 2003 Sidewalk Construction Program, however, there were several assessment deferrals granted at that time in addition to several property owners that had chosen not to pay the assessment. The City had to cover the costs of the debt payment with General Fund money and was to be reimbursed when the property owners finally made payment. The three thousand seven hundred sixty-nine dollars and twelve cents (\$3,769.12) represent the amount of money that was received in 2014 for two (2) of the deferred properties. This money should now be returned to the General Fund. There are still two (2) properties from the 2003 program with outstanding assessments.

COMMITTEE REPORTS – none.

LEGISLATION

RESOLUTIONS:

RESOLUTION NO. 039-2014 (no PO)

first reading

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES:

ORDINANCE NO. 2014-086 (2440 Bright Rd rezone)

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 2440 BRIGHT ROAD REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "I1 LIGHT INDUSTRIAL".

ORDINANCE NO. 2014-087 (325 Emma St rezone)

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 325 EMMA STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "I-1 LIGHT INDUSTRIAL".

ORDINANCE NO. 2014-090 (year end appropriations)

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-091 (2015 HSA)

first reading

AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE PAYROLL DEDUCTIONS FOR THOSE EMPLOYEES WHO HAVE ELECTED TO ENROLL IN THE HEALTH SAVINGS ACCOUNT (HSA) PLAN AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-092 (Sutton Place and Greendale Ave Sanitary Sewer replacement; E Melrose Ave Waterline)

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH VERNON NAGEL OF NAPOLEON, OHIO FOR SANITARY SEWER REPLACEMENT FOR SUTTON PLACE AND GREENDALE AVENUE, PROJECT NO. 35649900, AND TO APPROPRIATE FUNDS FOR SAID PROJECT, AS WELL AS THE EAST MELROSE AVENUE WATERLINE PROJECT NO. 35741300, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2014-093 (farmland leases)

first reading

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO A LEASE AGREEMENT(S) TO FARM APPROXIMATELY ONE HUNDRED SIXTY-FIVE (165) ACRES IN THE VICINITY OF THE AIRPORT, APPROXIMATELY SIXTY-THREE (63) ACRES IN THE VICINITY OF THE RESERVOIR, AND APPROXIMATELY TWENTY-THREE AND NINE TENTHS (23.9) ACRES OF LAND ALL OWNED BY THE CITY, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS

NEW BUSINESS



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

October 20, 2014

The Honorable Council
Findlay, Ohio 45840

SUBJECT: ITEMS TO APPROPRIATE

Dear Council Members:

The following accounts require an appropriation for this budget year. Typically some of these have been included in the transactions that occur for the last council meeting of the year; however, since they have already been identified I would like to complete them now rather than waiting for that meeting. There will still be some transactions that will need to occur for that last meeting, but they cannot be calculated at this time. I have listed below the amount of each request and the corresponding reason for the appropriation or transfer.

An **APPROPRIATION ORDINANCE** is needed for the following:

FROM:	HRC Rehab Debt Service Fund (23060100)	\$15,000.00
TO:	CIT Capital Improvements	\$15,000.00

REASON: The debt service for the HRC Rehab payment was initially paid with Capital Improvements money for 2014. We have received our annual pledged amount from Huntington Bank. This is our 7th payment out of the 10 pledged. This appropriation allows for the use of the contribution to pay the debt and the reimbursement of CIT Capital Improvements.

FROM:	CR 236 TIF Fund	\$72,158.63
TO:	CR 236 Widening Debt Service #23060300-other	\$72,158.63

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TO:	CIT Capital Improvements	\$72,158.63

REASON: The CR 236 Debt payments were appropriated and paid initially by Capital Improvements money for 2014. We have received a total of \$72,158.63 in 2014 of TIF revenue to offset a portion of the 2014 debt payment. These appropriations allow the TIF Fund money to be used to for the debt and reimburse Capital Improvements.

FROM:	County Permissive Fund	\$131,305.13
TO:	CR 236 Widening Debt Service #23060300-other	\$92,847.63
	CR 236 Land Debt Service #23060200-other	\$38,457.50
FROM:	CR 236 Widening Debt Service #23060300-other	\$92,847.63
	CR 236 Land Debt Service #23060300-other	\$38,457.50
TO:	CIT Capital Improvements	\$131,305.13

REASON: The CR 236 Debt payments were appropriated and paid initially by Capital Improvements money for 2014. We were able to draw \$115,404.75 of County Permissive Fund money to pay the 2014 debt payments as an allowable use of the money. There is also currently a cash balance in the County Permissive Fund of \$15,900.38 from money not used and returned from a closed project that originally had County Permissive money appropriated. These appropriations allow the County Permissive money to be used for the debt and reimburse Capital Improvements.

FROM:	General Fund	\$5,464.64
TO:	Special Assessments Sidewalks (28020000)	\$5,464.64

REASON: The 2010 Sidewalk Repair and New Construction projects that were completed and assessed to the real estate taxes in the fall of 2012 had their second/last collection year in 2014. Of the 12 properties that had their assessments go to their real estate taxes, 6 did not pay the 2014 assessment totaling \$5,464.64. The City had to pay make the debt payments related to the projects and the fund is in need of reimbursement from the General Fund. If the property owners pay for the assessments in the future or if the property changes hands and the assessments are not written off, the General Fund should be repaid for this appropriation.

FROM:	Special Assessments Sidewalks (28020000)	\$3,769.12
TO:	General Fund	\$3,769.12

REASON: In 2004 the City made the final debt payment on the 2003 Sidewalk Construction Program. However, there was several assessment deferments granted at that time in addition to several property owners that had chosen not to pay the assessment. The City had to cover the costs of the debt payment with General Fund money and was to be reimbursed when the property owners finally made payment. The \$3,769.12 represents the amount of money that was received in 2014 for two of the deferred properties. This money should now be returned to the General Fund. There are still two properties from this 2003 program that an assessment is outstanding.

FROM:	Special Assessments Pavements	\$3,802.73
TO:	General Fund	\$3,802.73

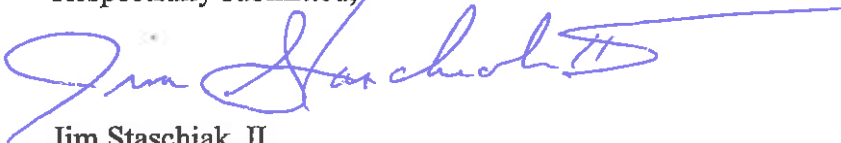
REASON: In 2011 the City made the final debt payment on the Rockwell Avenue Pavement Special Assessment. However, there was several assessment deferments granted at that time in addition to several property owners that had chosen to not pay the assessment. The City had to cover the costs of the debt payments with General Fund money as was to be reimbursed when the property owners finally made payment. The \$3,802.73 represents the amount of money currently showing in the Special Assessments Pavements Fund that is an accumulation of a few of the deferments as well as properties that were shown as delinquent and have now paid. Unless there are outstanding penalties that are still going to be collected by the County, this should be no more large payments expected on these properties.

FROM:	Severance Payout Reserve Fund	\$113,000.00
TO:	Severance Payout (22090000-personal services)	\$113,000.00

REASON: There have been several retirements that have already occurred and some that are scheduled to occur this year that were not included in the original budget figures because the City did not have written notification of the retirements at the time of budget development last fall. We need to appropriate this money to cover the expense of the retirement settlements.

By copy of this letter I have asked the Law Director to prepare the necessary legislation.

Respectfully submitted,



Jim Staschiak, II
City Auditor

cc: Lydia Mihalik
Don Rasmussen
Paul Schmelzer

City of Findlay City Planning Commission

Thursday, November 13, 2014 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **PRELIMINARY PLAT APPLICATION #PP-04-2014 filed by Brookview Homes for Somerset Park 1st – 3rd Additions.**
2. **FINAL PLAT APPLICATION #FP-11-2014 filed by Brookview Homes for Somerset Park 3rd Addition.**
3. **SITE PLAN APPLICATION #SP-22-2014 filed by Koehler Bros Inc., DATSKO Ltd., 655 Fox Run Road, Findlay for a 43,200 square foot building expansion at 555 Marathon Blvd., Findlay.**
4. **SITE PLAN APPLICATION #SP-23-2014 filed by J & B Investment Co., LLC, 510 Forest Lake Drive, Holland OH for a Mattress Firm retail store to be located at 912 Interstate Drive, Findlay.**
5. **SITE PLAN APPLICATION #SP-24-2014 filed by Speedway Superamerica, LLC and Suemar Realty, Inc. for a new Speedway Gas Station to be located at 752 Trenton Avenue.**

ADMINISTRATIVE APPROVAL

1. **SITE PLAN APPLICATION #SP-25-2014 filed by Marathon Petroleum LP, 539 S. Main Street, Findlay for an electrical substation at 221 E. Lincoln Street.**

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, October 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 for each item)

MEMBERS PRESENT:

Mayor Lydia Mihalik
Paul Schmelzer
Jackie Schroeder
Dan Clinger
Joe Opperman

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Eric Habegger, FFD
Matt Cordonnier, HRPC Director
Steve Wilson, City Engineering Department

GUESTS:

Todd Jenkins, Dan Stone, Brett Gies, Dennis Bash, Lou Wilin

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Paul Schmelzer
Jackie Schroeder
Dan Clinger
Joe Opperman

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the September 11, 2014 meeting. Joe Opperman seconded. Motion to accept carried 5-0.

NEW ITEMS

1. FINAL PLAT APPLICATION #FP-10-2014 filed by Ronald & Lesa Smith and Sunnydale LLC for Tiny Timbers Subdivision.

HRPC

General Information

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site has previously been occupied by a church and originally was a sports business.

Staff Analysis

The applicant is requesting to create a two lot subdivision. It has to be a platted subdivision because Lot 2 will be landlocked. The only means of access will be via an easement through Lot 1.

There are no new access points being requested. The easement will be in the area of the existing driveway.

Staff Recommendation

HRPC Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

ENGINEERING

Access – Lot #1 abuts Bright Road with an existing entrance. Access easement is platted across Lot #1 to serve Lot #2.

Water & Sanitary Sewer – Existing building on Lot #1 has water and sanitary services connected on Bright Road. Depending on the proposed use for Lot #2, services could be extended from Bright Road or across an easement at the north end of Keith Parkway.

Stormwater Management -- No stormwater management has been submitted.

Recommendation: Approval of the plat with the understanding that water, sanitary and stormwater management will need to be formally submitted with a site plan when Lot #2 is developed.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends **approval of FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

DISCUSSION

Dan Clinger asked if the intent in rezoning this would be that there would be two separate

owners or only one owner. Dan Stone replied that if the zoning goes through, the second lot will be purchased by the owner of Lot 1. The reason that he is asking for the plat and rezoning is that he is an industrial contractor. He will probably use the current building on Lot 1 for offices, etc. He currently has contracts with Hancock Wood for a lot of pole improvements, wires, arms, resisters, etc. In order for him to store these he needs the industrial zoning. Mr. Stone stated that he understands that once the contractor has signed the agreement with Hancock Wood, he has to pick up all these things and store them and they are his responsibility from that point.

Dan Clinger said that if he doesn't get the zoning change approved that would change his whole scope of what he does. Dan Stone replied that it will still be a platted lot, but it would just remain zoned business and could be used as such.

Paul Schmelzer stated that for this item we are really only looking at the platting of two lots. The zoning is a separate issue.

MOTION

Paul Schmelzer made a **motion to approve FINAL PLAT APPLICATION #FP-10-2014 for Tiny Timbers Subdivision.**

2nd: Jackie Schroeder

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

2. PETITION FOR ZONING AMENDMENT #ZA-10-2014 filed by Sunnydale, LLC to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.

HRPC

General Information

This request is located on the west side of Bright Road south of E. Bigelow Avenue. It is zoned C-2 General Commercial. Land to the south, north and west is also zoned C-2. To the east is zoned I-1 Light Industrial. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Planned Mixed Use Development (PMUD).

Parcel History

This site has previously been occupied by a church and originally was a sports business. A plat which includes this lot was reviewed in the previous item.

Staff Analysis

The applicant is proposing to rezone a 3.963 acre parcel which will be Lot 2 of the Tiny Timbers Subdivision from C-2 General Commercial to I-1 Light Industrial. The purchaser wants to establish a business for an electrical utility contractor that requires the Light Industrial zoning. He intends to construct a building on this lot for the offices, repair shop and storage facility as well as some outdoor storage areas for trucks and equipment

Staff can support the Industrial zoning classification because the Land Use Plan indicates Planned Mixed Use Development (PMUD) here. PMUD's can be a mix of Commercial and Industrial uses. If a PMUD were sought for this area, the allowable underlying zoning

classifications are Commercial, Office and Industrial.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.**

DISCUSSION

Dan Clinger said that with everything around this being C-2 General Commercial he wondered if we could recommend a conditional use rather than a rezoning. Judy Scrimshaw stated that she did not think that a use that is not permitted in a district cannot be granted as a variance.

Joe Opperman commented that he also felt it is a spot zoning of sorts and that he the planning commission should be rezoning because it is the right thing to do and not just because someone asks for it.

Paul Schmelzer said that he looks at this as in the example: If someone came in with 4 parcels at the end of the cul-de-sac for an industrial use he would not hesitate to recommend a rezoning. He said he thinks we need to look at it as to whether the use is functional in the location. To him, if the underlying district would have to be either Commercial or Industrial for it to go as a PMUD we aren't really doing anything inconsistent with the intent of what this subdivision would be. He said he understands that this is only one lot but that is all that the owner will control now.

Lydia Mihalik commented that the area in general seems to fit the industrial classification. Judy Scrimshaw stated that that was her feeling as well. She said that with everything around this she is surprised that the entire property to the north of this has not gone into something industrial. It was platted at one time as a business park. That plat was never recorded and nothing has sold.

Mr. Clinger stated that we have recently rezoned some parcels because of an existing use. Here the land is vacant. He asked what screening requirements would be for this if it were rezoned. J. Scrimshaw replied that the owner would definitely have to screen outdoor storage from the neighboring lots that are C-2. This will be handled under the site plan review process.

Dan Stone stated that the code has three buffer levels depending on what abuts the property. This body will control the landscaping, etc. when a site plan is submitted for review. Mr. Clinger asked if the entire property is to be fenced at this time. Dan Stone replied that he thinks his intent is to use an existing structure for storage. He thinks he communicated to Judy that he

would put up a larger building at some point. At that point there would be a site plan and the commission would control what the screening, etc. would be. Dan said that he didn't think there would be poles stored here. Those could be stored on the job sites as it pretty difficult for someone to haul those away if left there. The smaller items he would definitely store securely until needed on the job. Matt Cordonnier looked in the code and said he could not find screening that is required between Commercial and Industrial. He stated that he does feel it is within the power of the planning commission to require screening if they feel necessary. Mr. Schmelzer said that he wished our law director was here to clarify, because he thinks it could be within the applicant's power to say no to screening. Ms. Scrimshaw replied that it is within the rules of the Planning Commission that they can put other conditions on an application if they deem it necessary.

Mr. Clinger stated that there is a security issue with items they will have here. The building on that lot is small. Mr. Stone replied that if they need a larger building they will be back here for a review of that plan. Jackie Schroeder asked if they will be building parking lot and truck access on this parcel. Mr. Stone said he could not speak for them at this time but that he assumed that they would need some type of parking and access from the existing lot out front.

Judy Scrimshaw said that she was going by a letter that Mr. Smith had sent to Todd Richard regarding his plans for these lots. He does mention constructing a new building on the 4 acres. He speaks about indoor storage of trucks and tools. He also referenced conducting truck and equipment servicing/maintenance on the site. He also said that someday if everything came to fruition on the 4 acres for the company, he would probably demolish the building on the C-2 parcel and perhaps market that lot for some commercial retail venture.

Dan Clinger said that part of what he is looking at is if this really needs to be I-1 in order to use the lot as he wishes. Could C-2 suffice under minor auto repair? Dan Stone replied that he believes it is more the industrial storage that is directing this. Mr. Clinger replied that in looking through the uses, they don't seem to catch all that could be included.

Paul Schmelzer stated that that fact that no new building is going there and that he can openly store in Industrial, there may not be anything we can catch him on now. Judy Scrimshaw replied that if he would put in any impervious surface he will have to come in and have that reviewed. She said she didn't think he would want to store goods and park vehicles on grass and mud.

Dan Clinger stated that he did not want to hamper the development of a new business in the community if the Planning Commission thinks this is the only way we can accomplish this. Mr. Schmelzer stated that he thinks we can accommodate the developer and protect the investment of the current C-2 owners if they have to come to Planning Commission for screening. A less industrial, more commercial use could exist adjacent to this property and not be impacted negatively.

MOTION

Paul made a motion to recommend approval to City Council of PETITION FOR ZONING AMENDMENT #ZA-10-2014 to rezone a 3.963 acre parcel on the west side of Bright Road from C-2 General Commercial to I-1 Light Industrial.

2nd: Lydia Mihalik

VOTE: Yay (4) Nay (01) Abstain (0)

3. SITE PLAN APPLICATION #SP-21-2014 filed by Blanchard Valley Health Association, 1900 S. Main Street, Findlay, OH for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.

HRPC

General Information

This request is located on the south side of Medical Drive South in the Eastern Woods Subdivision. It is zoned O-1 Institutions and Offices. Property to the north and west is also zoned O-1. To the east is zoned C-1 Neighborhood Commercial and to the south is zoned R-1 Single Family Residential in Marion Township. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the parcel as Planned Mixed Use Development (PMUD).

Parcel History

This is the site of the Blanchard Valley Regional Cancer Center.

Staff Analysis

The applicant is proposing an addition on the northeast corner of the facility. The new addition is approximately 13,750 square feet in size.

The only parking added to the site is four handicapped spots. There is a shared parking agreement in place for the site and the site directly across the drive which more than adequately addresses the number of spaces required. Existing access from Medical Drive South will be used.

Architecturally, the building will match the style of the existing structure. The building height is about 35' at its highest point. The O-1 district does not have a maximum building height.

Setbacks are front 40', sides 20' and rear 20'. All of these are met as shown on the plan.

Foundation planting is abundant around the building. Major landscaping along the lot line near the existing cemetery area will create a "Memory Garden" with walking path, benches and sculptures. Low level lighting will be used in the garden as well.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.**

ENGINEERING

Access – Access will use existing entrances on Medical Drive South

Water & Sanitary Sewer – Sanitary lateral will be extended from manhole that serves existing building. Water service will be extended into expansion from plumbing in the existing building.

Stormwater Management – Provided by existing regional detention system

Sidewalks – Medical Drive South is a private street so sidewalks are not required.

Recommendation: Approval of the plan

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.

DISCUSSION

None

MOTION

Joe Opperman made a motion to approve SITE PLAN APPLICATION #SP-21-2014 for expansion of the Blanchard Valley Regional Cancer Center at 15990 Medical Drive South, Findlay, OH.

2nd: Jackie Schroeder

Paul Schmelzer asked to make one comment. He stated that they seem to have a rash of projects starting without the developers coming in and posting the appropriate tap fees, bonds, inspection fees, etc. so he would like to state putting that into the record. This is probably more so for out of town clients. Ms. Scrimshaw asked if would like that to be a condition. He said no but just have it entered into the record.

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

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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



AUDITOR'S OFFICE

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

JIM STASCHIAK II
CITY AUDITOR

Wednesday, October 29, 2014

The Honorable Council
Findlay, Ohio

Dear Council Members,

As part of the implementation of the High Deductible component of our employee health plan the Administration determines recommended dollar amounts the City will contribute financially to employee HSA accounts.

After review of the health insurance plan, the recommendation has been made at the following levels:

Single Plan \$720.00 EE + 1 Plan \$1,800.00 Family Plan \$1,800.00

This has become a regular annual request and as such by copy of this letter I am requesting the Director of Law to prepare the necessary legislation to allow for this distribution as part of the City's 2015 health plan.

Respectfully submitted,

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

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

October 29, 2014

Honorable City Council
Findlay, OH 45840

RE: Sutton Place and Greendale Avenue Sanitary Sewer Replacement
Project No. 35649900

Dear Council Members:

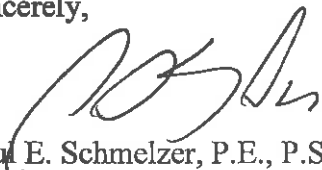
On October 17, 2014, bids were opened for the above-referenced project. Five bids were received ranging from \$178,090 to \$243,225. The lowest bid was received from Vernon Nagel of Napoleon, Ohio. An appropriation of funds for construction, contingency, and inspection is needed.

The project was added to the 2014 Capital Improvements Plan on September 2, 2014, when Council adopted Resolution No. 32-2014 which transferred \$10,000 for design and project startup funds. By copy of this letter, the Law Director is requested to prepare the necessary legislation for authorization to sign the contract and appropriate the funds as follows:

FROM:	Sewer Fund	\$200,000
TO:	Sutton Place & Greendale Avenue Sanitary Sewer Replacement, Project #35649900	\$200,000

Thank you for your consideration in this matter.

Sincerely,



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

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

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

October 29, 2014

Honorable City Council
Findlay, OH 45840

RE: E. Melrose Avenue Waterline, Project No. 35741300

Dear Council Members:

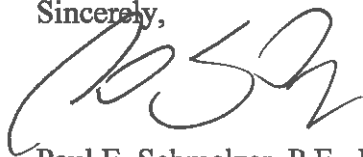
On October 17, 2014, bids were opened for the above-referenced project. Nine bids were received ranging from \$79,785 to \$116,080. The lowest bid was received from a new contractor, Cash Services LLC of Northwood, Ohio, who is also the contractor for the E. Bigelow Avenue Waterline project. Our plan is to watch the progress of the Bigelow Waterline project before awarding the contract. We are requesting an appropriation of funds for construction, contingency, and inspection based on a worst-case scenario. Any unused funds will be returned to the Water Fund after the project is complete.

The project is included in the 2014 Capital Improvements Plan. By copy of this letter, the Law Director is requested to prepare the necessary legislation for appropriating the funds as follows:

FROM:	Water Fund	\$115,000	
TO:	E. Melrose Avenue Waterline Project #35741300		\$115,000

Thank you for your consideration in this matter.

Sincerely,



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

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

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

October 13, 2014

Honorable City Council
Findlay, OH 45840

RE: Farmland Leases

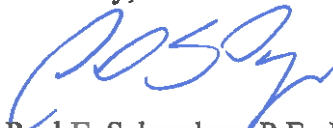
Dear Council Members:

As you may know, the City has farmland located in the vicinity of the Airport (approximately 165 acres), the Reservoirs (approximately 63 acres) and Carlin Street property (approximately 23.9 acres). The land is leased to local farmers for cultivation based on bids received through the formal bidding process.

By copy of this letter, the Director of Law is requested to prepare the necessary legislation that will authorize the Service-Safety Director to enter into a lease agreement(s) for a period of three years beginning in 2015.

Thank you for your consideration in this matter.

Sincerely,



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

cc: Donald Rasmussen, Director of Law
Jim Staschiak, City Auditor
Donna Corbin, Engineering Department



Findlay Fire Department

Thomas R. Lonyo, Chief

720 South Main Street
Findlay, OH 45840

Telephone: 419-424-7129 • Fax: 419-424-7849



October 30, 2014

To: Findlay City Council

RE: Ohio Fire Academy Collaboration

Dear Members of Findlay City Council,

The Ohio Fire Marshal's Office, the Ohio Fire Academy and the Findlay Fire Department have collaborated in an effort to share the department's live fire simulator. This newly formed partnership will continue to provide live fire training to not only Findlay and Hancock County firefighters, but emergency responders throughout the state. The department will realize financial benefits by being afforded training courses provided by the Ohio Fire Academy in Reynoldsburg, Ohio.

State Fire Marshal Larry Flowers and his representatives will be in attendance during the regularly scheduled Findlay City Council meeting on November 4, 2014 to discuss this unique opportunity.

Best Regards,

Thomas Lonyo
Chief

Cc. Lydia Mihalik – Mayor
Paul Schmelzer – Safety-Service Director
Don Rasmussen – Law Director

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

ORDINANCE NO. 2014-086 *(2440 Bright Rd rezone)*

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 2440 BRIGHT ROAD REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "I1 LIGHT INDUSTRIAL".

ORDINANCE NO. 2014-087 *(325 Emma St rezone)*

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 325 EMMA STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "I-1 LIGHT INDUSTRIAL".

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

NOVEMBER 4, 2014

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

RESOLUTIONS:

039-2014 A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES:

- 2014-090 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2014-091 AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE PAYROLL DEDUCTIONS FOR THOSE EMPLOYEES WHO HAVE ELECTED TO ENROLL IN THE HEALTH SAVINGS ACCOUNT (HSA) PLAN AND DECLARING AN EMERGENCY.
- 2014-092 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH VERNON NAGEL OF NAPOLEON, OHIO FOR SANITARY SEWER REPLACEMENT FOR SUTTON PLACE AND GREENDALE AVENUE, PROJECT NO. 35649900, AND TO APPROPRIATE FUNDS FOR SAID PROJECT, AS WELL AS THE EAST MELROSE AVENUE WATERLINE PROJECT NO. 35741300, AND DECLARING AN EMERGENCY.
- 2014-093 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO A LEASE AGREEMENT(S) TO FARM APPROXIMATELY ONE HUNDRED SIXTY-FIVE (165) ACRES IN THE VICINITY OF THE AIRPORT, APPROXIMATELY SIXTY-THREE (63) ACRES IN THE VICINITY OF THE RESERVOIR, AND APPROXIMATELY TWENTY-THREE AND NINE TENTHS (23.9) ACRES OF LAND ALL OWNED BY THE CITY, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 039-2014

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

WHEREAS, Ohio Revised Code 5705.41(D) provides that if expenditures are incurred by a municipality without a purchase order, within thirty (30) days, the municipality must approve said expenditures.

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

SECTION 1: That the expenditures set forth on the attached list identified as "Exhibit A" which are identified by the appropriate voucher on previously appropriated funds be and the same are hereby approved, all in accordance with Ohio Revised Code 5705.41(D)

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 _____

OVER PURCHASE ORDER/NO PURCHASE ORDER- COUNCIL AUTHORIZATION

VENDOR	VOUCHER	ACCOUNT	DEPARTMENT NAME	AMOUNT	REASON FOR EXPENSE	WHY
ASPHALT MATERIALS INC	133603	32840600- 551400- 28406	STREET DEPT	\$4529.99	ASPHALT	PREVIOUS PO WAS CLOSED AS NO LOAD SLIP WAS TURNED IN TO INDICATE AN INVOICE WAS COMING

ORDINANCE NO. 2014-090

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:	HRC Rehab Debt Service Fund #23060100	\$	15,000.00	
TO:	CIT Capital Improvements		\$	15,000.00
FROM:	CR 236 TIF Fund	\$	72,158.63	
TO:	CR 236 Widening Debt Service #23060300-other		\$	72,158.63
FROM:	CR 236 Widening Debt Service #23060300-other	\$	72,158.63	
TO:	CIT Capital Improvements		\$	72,158.63
FROM:	County Permissive Fund	\$	131,305.13	
TO:	CR 236 Widening Debt Service #23060300-other		\$	92,847.63
TO:	CR 236 Land Debt Service #23060200-other		\$	38,457.50
FROM:	CR 236 Widening Debt Service #23060300-other	\$	92,847.63	
FROM:	CR 236 Land Debt Service #23060300-other	\$	38,457.50	
TO:	CIT Capital Improvements		\$	131,305.13
FROM:	General Fund	\$	5,464.64	
TO:	Special Assessments Sidewalks #28020000		\$	5,464.64
FROM:	Special Assessments Sidewalks #28020000	\$	3,769.12	
TO:	General Fund		\$	3,769.12
FROM:	Special Assessments Pavements	\$	3,802.73	
TO:	General Fund		\$	3,802.73
FROM:	Severance Payout Reserve Fund	\$	113,000.00	
TO:	Severance Payout #22090000-personnel services		\$	113,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds may be available to pay expenditures as they become due,

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. 2014-091

AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE PAYROLL DEDUCTIONS FOR THOSE EMPLOYEES WHO HAVE ELECTED TO ENROLL IN THE HEALTH SAVINGS ACCOUNT (HSA) PLAN AND DECLARING AN EMERGENCY.

Whereas, Ordinance 2012-030 authorized a pre-tax Health Savings Account (HSA) plan, for qualified medical expenses paid by all eligible employees with the City of Findlay, Ohio under the private letter ruling of the City's agent for said Health Savings Account (HSA) plan, and;

Whereas, Ordinance 2012-030 ordained that the health insurance premiums and any employer contributions associated with said pre-tax Health Savings Account (HSA) plan shall be granted pre-tax consideration, and;

Whereas, the amount of employer contributions to the Health Savings Account (HSA) for calendar year 2015 are below.

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

SECTION 1: That the Auditor of the City of Findlay, Ohio, be and he is hereby authorized to make payroll deductions from those City employees who have elected to enroll in the Health Savings Account (HSA).

SECTION 2: That the Auditor be and he hereby is authorized to pay to each employee enrolled in said Health Savings Account (HSA) plan, the sum of seven hundred twenty dollars and no cents (\$720.00), if enrolled individually; or, the sum of one thousand eight hundred dollars and no cents (\$1,800.00), if enrolled as a family, or as an employee plus spouse, or as an employee plus children. Said employer contributions shall be distributed directly, pre-tax, to the employee's Health Savings Account (HSA) in twenty-four (24) distributions to coincide with the deduction of health insurance premiums from January 1, 2015 through December 31, 2015 so long as said employee is employed by the City of Findlay. If at any time during the year an employee enrolled in the Health Savings Account (HSA) separates from employment with the City of Findlay, such employer contributions shall cease immediately and said employee shall be entitled to only such employer contributions as have been accrued through employee's last payroll period with the City of Findlay.

SECTION 3: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to implement said plans and programs so that the employer contributions may be established prior to the open enrollment period.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2014-092

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH VERNON NAGEL OF NAPOLEON, OHIO FOR SANITARY SEWER REPLACEMENT FOR SUTTON PLACE AND GREENDALE AVENUE, PROJECT NO. 35649900, AND TO APPROPRIATE FUNDS FOR SAID PROJECT, AS WELL AS THE EAST MELROSE AVENUE WATERLINE PROJECT NO. 35741300, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to enter into an agreement with Vernon Nagel of Napoleon, Ohio for the Sutton Place and Greendale Avenue sanitary sewer replacement project.

SECTION 2: That the following sums be and the same are hereby appropriated:

FROM:	Sewer Fund	\$ 200,000.00
TO:	Sutton Place & Greendale Avenue Sanitary Sewer Replacement, <i>Project #35649900</i>	\$ 200,000.00
FROM:	Water Fund	\$ 115,000.00
TO:	E. Melrose Avenue Waterline <i>Project #35741300</i>	\$ 115,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2014-093

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO A LEASE AGREEMENT(S) TO FARM APPROXIMATELY ONE HUNDRED SIXTY-FIVE (165) ACRES IN THE VICINITY OF THE AIRPORT, APPROXIMATELY SIXTY-THREE (63) ACRES IN THE VICINITY OF THE RESERVOIR, AND APPROXIMATELY TWENTY-THREE AND NINE TENTHS (23.9) ACRES OF LAND ALL OWNED BY THE CITY, AND DECLARING AN EMERGENCY.

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

SECTION 1: That the Director of Public Service of the City of Findlay, Ohio be and he is hereby authorized to advertise for bids and enter into a lease agreement(s) for farmland area owned by the City of Findlay, for a period of three (3) years, beginning in calendar year 2015.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to secure said bids so that said lease agreement may be entered into prior to the 2015 farming season to run through calendar years 2017.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____