

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

March 3, 2015

COUNCIL CHAMBERS

ROLL CALL of 2014-2015 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Acceptance or changes to the February 17, 2015 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: - Women in Construction Week proclamation.

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 008-2015 (FFD meritorious conduct award)

first reading

A RESOLUTION COMMENDING FIRE CAPTAIN RODNEY PHILLIPS FOR THE ACTIONS HE TOOK WITH A HOUSE FIRE ON SOUTH BLANCHARD STREET ON JANUARY 8, 2015.

WRITTEN COMMUNICATIONS:

Senior Homes of Findlay LLC Vice President Development Aaron Pechota – Senior Homes of Findlay

NRP Senior Homes of Findlay LLC plans to be the managing member of a residential rental development located in or within a one-half mile radius of our political jurisdiction, and they have submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Senior Homes of Findlay is an affordable housing development targeted toward individuals 55 and older. The newly constructed building will consist of 62 units and will be affordable to those making thirty percent (30%), fifty percent (50%), and sixty percent (60%) of Area Median Income (AMI). Additional information can be accessed at www.seniorhomesoffindlay.com.

The proposed redevelopment/development will be financed with conventional first mortgage, Housing Credit proceeds, and deferred developer fees.

The project address is at the intersection of US Route 68 and South Main Street in Findlay.

Council has the right to submit comments to the agency regarding the proposed projects impact on the community and that objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be submitted within thirty (30) days of this notice and received by the agency with forty-five (45) days of this notice. OHFA will provide a written response to any objections submitted under the terms outlined above.

ORAL COMMUNICATIONS: - none.

PETITIONS: - none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Income Tax Board minutes November 5, 2014.

Service-Safety Director Paul Schmelzer – West Park Sanitary Sewer, Project No. 35632100

The Ohio Department of Development has notified the City that the Community Development Block Grant (CDBG) funds for fiscal year 2014 are now available. The funds will be used for installing sanitary sewer service in the West Park area east of Lima Avenue. The CDBG grant amount is \$104,000.00. The City's share for construction of the project is included in the 2015 Capital Improvements Plan and will be appropriated at a later date. Legislation to appropriate funds is requested. Ordinance No. 2015-019 was created.

FROM:	CDBG Grant Funds	\$ 104,000.00
TO:	West Park Sanitary Sewer CDBG FY2014, project #35632100	\$ 104,000.00

Service-Safety Director Paul Schmelzer – Blanchard River Watershed Partnership (BRWP) Tree Planting Grant, Project No. 31954300

In cooperation with the BWRP, the City has the opportunity to participate in a tree planting grant program. The purpose of the grant is to plant one hundred (100) native trees along Eagle Creek in Firestone and Emory Adams Parks, as well as wetland areas in Swale Park to replace/recover from the damage done by emerald ash borer. The BRWP has requested the City's participation by fronting five thousand one hundred twenty dollars (\$5,120.00) and provide personnel to help with the tree planting. The five thousand one hundred dollars (\$5,120.00) will be reimbursed with grant funds. Legislation to enter into an agreement with BRWP and appropriate funds is requested. Ordinance No. 2015-020 was created.

FROM:	General Fund	\$ 5,120.00
TO:	BRWP Tree Planting Grant Project #31954300	\$ 5,120.00

City Planning Commission minutes – February 12, 2015; agenda – March 12 2015.

Service-Safety Director Paul Schmelzer – Municipal Building Renovations/Court Expansion Project No. 31948000

Earlier this year, proposals were requested for design-build services for this project. Two (2) proposals were received and the contract will be awarded to ACI Construction of Alvada, Ohio. At this time, funds are needed for the design phase of the project. After the design is complete, consideration of the construction phase will be requested of Council. This project is included in the 2015 Capital Improvements Plan. Legislation to transfer funds is requested. Resolution No. 009-2015 was created.

FROM:	Municipal Court Improvements Fund #24020000	\$ 40,000.00
TO:	Municipal Building Renovations Project #31948000	\$ 40,000.00

Service-Safety Director Paul Schmelzer – Downtown Revitalization Project #31942400

In 2014, five (5) consultants submitted Letters of Interest for design of this project. A selection committee consisting of the Service-Safety Director, Mayor Mihalik, Tim Mayle, Grant Russel, and Holly Frische reviewed the letters and determined DLZ Consultants to be the most qualified firm for designing the project. The scope of work and fee submitted by DLZ is consistent with the TAP proposal. Through a development agreement, Marathon Petroleum Company has committed to participate in the cost of design and construction of the Main Street improvements. If authorization to proceed is granted by Council, reimbursement under the terms of the development agreement will begin. Approximately \$2,400,000.00 or eighty percent (80%) of the construction phase will be paid by the Ohio Department of Transportation. This project is included in the 2015 Capital Improvement Fund. Legislation to appropriate funds and for the reimbursement of funds received from Marathon Petroleum Company is requested. Ordinance No. 2015-021 was created.

FROM: Capital Improvements – CIT Fund \$ 340,000.00
TO: Downtown Revitalization Project #31942400 \$ 340,000.00

Mayor Lydia Mihalik – Health District Licensing Council appointment

Mayor Mihalik requests Council's confirmation of the following appointment to the Health District Licensing Council: Samuel Fittante, owner Bistro on Main, 407 South Main Street. Mr. Fittante's appointment will fill the unexpired term of Jim Niemeyer. Term to expire December 31, 2016. This requires Council's confirmation.

Mayor Lydia Mihalik – Tax Incentive Review Council appointment

Mayor Mihalik requests Council's confirmation of the following appointment to the Tax Incentive Review Council: Dan Sheaffer and Chris Parriott. This requires Council's confirmation.

Service-Safety Director Paul Schmelzer – Capital Improvement Appropriation

The Service-Safety Director would like to discuss the transfer of \$1,500,000.00 from the General Fund to the Capital Improvement Fund at the next Appropriation meeting. It is the intent to bid projects early in the year to give a pricing advantage. On the 2015 Capital Plan is a planned appropriation for the \$1,500,000.00. It was originally thought that this could be done closer to the middle of the year, but are already prepared to contract and bid projects that would encumber the funds currently available in the Capital Improvement Fund. In order to keep moving forward, an appropriation is needed earlier in the year. Legislation to appropriate funds is requested. Ordinance No. 2014-022 was created. Needs to be referred to the Appropriations Committee.

FROM: General Fund \$1,500,000.00
TO: City Income Tax – Capital Improvement Account \$ 1,500,000.00

COMMITTEE REPORTS: - none.

LEGISLATION

RESOLUTIONS:

RESOLUTION NO. 008-2015 (FFD meritorious conduct award)

first reading

See page 1 above.

RESOLUTION NO. 009-2015 (Muni Bldg renovations/Court expansion project)

first reading

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

ORDINANCES:

ORDINANCE NO. 2015-012 (FCS – Bigelow Ave/Broad Ave rezone)

third 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 FINDLAY CITY SCHOOLS REZONE) WHICH PREVIOUSLY WAS ZONED "R-1 RESIDENTIAL" TO "I-1 LIGHT INDUSTRIAL".

ORDINANCE NO. 2015-013 (Street Dept equipment repairs)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-016 (Twp Rd 99 & Technology Dr 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 TOWNSHIP ROAD 99 AND TECHNOLOGY DRIVE REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "M-2 MULTIPLE FAMILY HIGH DENSITY".

ORDINANCE NO. 2015-018 (Tiffin Ave Signal Synchronization Project #32894000 ODOT PID #92452)

tabled after first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-019 (W Park Sanitary Sewer project)

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-020 (BRWP grant)

first reading

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO AN AGREEMENT WITH THE BLANCHARD RIVER WATERSHED PARTNERSHIP (BRWP) FOR THE GREAT LAKES RESTORATION INITIATIVE (GLRI) USDA FOREST SERVICE GRANT FOR THE BLANCHARD RIVER WATERSHED EAB MITIGATION TREE PLANTING PROJECT NO. 31954300, APPROPRIATING FUNDS THERETO, AND DELCARING AN EMERGENCY.

ORDINANCE NO. 2015-021 (*Downtown Revitalization Project #31942400*)

first reading

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO CONSULTING AGREEMENTS FOR THE DESIGN PHASE OF THE DOWNTOWN REVITALIZATION PROJECT NO. 31942400, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-022 (*Capital Improvements*)

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS

NEW BUSINESS

SENIOR HOMES OF FINDLAY LLC

c/o The NRP Group LLC • 5309 Transportation Blvd. • Cleveland, OH 44125 • ph (216) 475-8900 • fax (216) 475-9300
www.seniorhomesoffindlay.com

Senior Homes of Findlay
The NRP Group LLC
Aaron Pechota
5309 Transportation Boulevard
Cleveland, OH 44125

February 12, 2015

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Denise DeVore
Clerk of Council
City of Findlay
318 Dorney Plaza
Findlay, OH 45840

RE: Senior Homes of Findlay

Dear Clerk of Findlay City Council:

The purpose of this letter is to apprise your office that NRP Senior Homes of Findlay LLC plans to be the managing member of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Senior Homes of Findlay is an affordable housing development targeted toward individuals 55 and older. The newly constructed building will consist of 62 units and will be affordable to those making 30%, 50% and 60% of Area Median Income (AMI). Additional information can be accessed at www.seniorhomesoffindlay.com

The proposed redevelopment/development will be financed with conventional first mortgage, Housing Credit proceeds, and deferred developer fees.

Development Team:
Aaron Pechota
Vice President Development
5309 Transportation Blvd., Cleveland OH 44125
216-475-8900 ext 1100
apechota@nrpgroup.com
NRP Senior Homes of Findlay LLC
Developer: NRP Holdings LLC
Contractor: NRP Contractors LLC
Property Manager: NRP Management LLC

Project Address: Intersection of US Route 68 and S. Main Street, Findlay,
Hancock County, OH 45840

Number of Units: 62

Program(s) Utilized in the Project: OHFA Housing Credit Program

Right to Submit
Comments:

You have the right to submit comments to the agency regarding the proposed project's impact on the community and that objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be submitted within 30 days of this notice and received by the agency with 45 days of this notice.

The person to be notified at OHFA and their address is:

Mr. Douglas A. Garver, Executive Director
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,



Aaron Pechota
Vice President Development

INCOME TAX BOARD

City of Findlay

November 5, 2014

MINUTES

ATTENDANCE

Members Present: Mayor Lydia L. Mihalik, Don Rasmussen, Susan Hite, Jim Staschiak II, Ron Monday.

Staff Present: Andrew Thomas and Kathy Launder.

APPROVAL OF MINUTES

Motion to approve minutes of the August 6, 2014, meeting as presented, by Director Rasmussen, second by Councilman Monday. Motion passed 5-0.

NEW BUSINESS

2014 Year-To-Date Collections/Projections: Thomas distributed the 2014 Year-To-Date Collection report. Thomas reported that the collections did not change much with October month end. The quarterly withholdings are pretty stable.

Projections: Thomas distributed 2015 Year-To-Date Projection report. He took a conservative approach when projecting collections.

2015 Budget: Thomas distributed the 2015 budget for the City Income Tax Department. Thomas stated that the check endorser needs replaced in 2015, and new computers were purchased this year. Motion to approve the 2015 budget for City Income Tax Department by Auditor Staschiak, second by Director Rasmussen. Motion passed 5-0.


Ohio House Bill 5: Thomas reported that there are still two big concerns with the bill. Senator Hite is aware that cities do not like the bill. The biggest issue is the 60 day waiting period that will be required prior to filing a claim in Small Claims Court to recover tax monies owed. Mayor Mihalik reported that Representative Sprague is introducing a bill to reverse the Alternative Apportionment method that is included in the bill.

OTHER BUSINESS

Next Meeting: Meeting schedule for 2015: February 4, May 6, August 5, and November 4. All meetings will be held at 8:30 a.m. in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,


Kathy K. Launder
City Clerk

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 23, 2015

Honorable City Council
Findlay, Ohio

RE: West Park Sanitary Sewer, Project No. 35632100

Dear Council Members:

The Ohio Department of Development has notified the City that the Community Development Block Grant (CDBG) funds for the fiscal year 2014 are now available. The funds will be used for installing sanitary sewer service in the West Park area east of Lima Avenue.

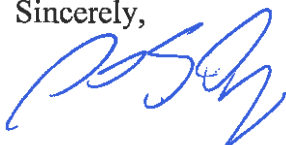
The CDBG grant amount is \$104,000. The City's share for construction of the project is included in the 2015 Capital Improvements Plan and will be appropriated at a later date.

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

FROM:	CDBG Grant Funds	\$104,000	
TO:	West Park Sanitary Sewer		\$104,000
	CDBG FY2014, Project No. 35632100		

Thank you for your consideration of 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

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

February 25, 2015

Honorable City Council
Findlay, OH 45840

RE: Blanchard River Watershed Partnership (BRWP) Tree Planting Grant
Project No. 31954300

Dear Council Members:

In cooperation with the BWRP, the City has the opportunity to participate in a tree planting grant program. The purpose of the grant is to plant 100 native trees along Eagle Creek in Firestine and Emory Adams Parks and wetland areas in Swale Park to replace/recover from the damage done by emerald ash borer.

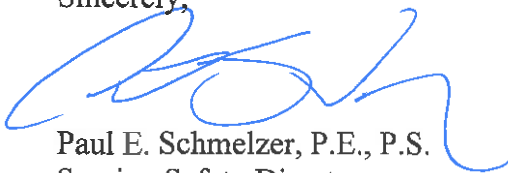
The BRWP has requested the City's participation by fronting \$5,120 and providing personnel to help with the tree planting. The \$5,120 will be reimbursed with grant funds.

By copy of this letter, the Law Director is requested to prepare legislation to authorize entering into an agreement with BRWP and appropriate funds as follows:

FROM:	General Fund	\$5,120	
TO:	BRWP Tree Planting Grant Project #31954300		\$5,120

Thank you for your consideration of 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

City of Findlay City Planning Commission

Thursday, February 12, 2015 - 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:

Paul Schmelzer
Jackie Schroeder
Joe Opperman
Dan Clinger

STAFF ATTENDING:

Matt Pickett, FFD
Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC
Steve Wilson, City Engineering Department
Todd Richard
Don Rasmussen

GUESTS:

James Koehler, Dan Stone, Phil Rooney, Tom Shindledecker

CALL TO ORDER

ROLL CALL

The following members were present:

Paul Schmelzer
Jackie Schroeder
Dan Clinger
Joe Opperman

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the January 8, 2015 meeting. Joe Opperman seconded. Motion to accept carried 4-0.

NEW ITEMS

- 1. PETITION FOR ZONING AMENDMENT #ZA-02-2015 filed by James C. Koehler**

and KGD Properties to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.

HRPC

General Information

The site is located on the west side of Technology Drive south of Heartland Court. It is zoned C-2 General Commercial. To the north and east is also zoned C-2. To the south is zoned M-2 Multiple Family High Density and land to the west is in Allen Township and has no zoning. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

Findlay Commerce Park was originally platted as a PUD (Planned Unit Development). It was laid out for various Business, and Residential uses. The existing Horizon at Hillcrest apartment complex is on a part of Lot 1 also and was originally designated as Business.

Staff Analysis

The applicant is requesting to take another part of Lot 1 containing 19.333 acres which is zoned C-2 General Commercial and change it to M-2 Multiple Family in order to construct more multi-family housing.

As reported in the parcel history the existing apartment complex to the south was also a part of Lot 1 and was rezoned in order for that development to occur. This request will be an extension of that zoning.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request.

ENGINEERING

No objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2015 to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

DISCUSSION

Dan Clinger asked if utilities would need to be extended. Steve Wilson explained that all the utilities are there. There will be no adverse impact on what is there now.

Joe Opperman said he is always interested in why people change their plans for development. He asked Mr. Koehler why he wanted to put apartments in this particular area now. Phil Rooney stated there is a buyer for the property that wants to build the apartments there. A condition of the sale is that the zoning is changed to allow that. Mr. Rooney stated that the owners of the complex south of this land are the potential buyers.

MOTION

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-02-2015 to rezone Part of Lot 1 of Findlay Commerce Park from C-2 General Commercial to M-2 Multiple Family High Density.**

2nd: Paul Schmelzer

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

2. SITE PLAN APPLICATION #SP-03-2015 filed by Malacos Properties, 2830 E River Rd., Dayton, OH for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.

HRPC

General Information

This site is zoned I-1 Light Industrial. All surrounding land is also zoned I-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as industrial.

Parcel History

This the current site of Miami Industrial Trucking.

Staff Analysis

The applicant is proposing to construct a 7500 square foot addition to the north and west sides of the building.

Side and rear yard setbacks in the I-1 District are 30' and the addition meets that requirements. The height of the addition is 22' at the eaves which is well below the maximum limit of 60 feet.

There is also some additional parking being added to the north end of the lot on the east side of the building. This will add 16 spaces to the existing count of 47 in the lot. The plan states that there are 15 employees on the largest shift which only requires 17 total parking spaces.

There is no new lighting, signage or access shown on the plans.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

ENGINEERING

Access – Existing access will not change

Water & Sanitary Sewer – Existing services will not change

Stormwater Management – Existing detention pond will be expanded to accommodate increased impervious area. Proposed detention meets the City's requirements.

Sidewalks – Sidewalks are not required in Industrial zoning

Recommendation: Approval of the plan

Only zoning and Wood County building permit will be required.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends **approval of SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking to Miami Industrial Trucking at 130 Stanford Parkway, Findlay subject to:**

Applying for all necessary permits with Wood County Building Department (FIRE).

DISCUSSION

Dan Clinger asked about property that is designated as the setbacks. He said that parking can go there, but wondered if general storage could go in a setback. He indicated an area on the aerial on the west side that appears to have storage. Dan Stone stated that there was not anything in the code that prevents temporarily storing things there. Mr. Schmelzer stated that the only thing that might be applicable there would be possible screening requirements.

Mr. Clinger asked if the addition would be putting some of this inside. The owners stated that it would be for storage.

MOTION

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-03-2015 for a 7500 square foot industrial building addition and additional parking at 130 Stanford Parkway, Findlay.**

2nd: Jackie Schroeder

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

Matt Cordonnier stated that he would be emailing out a copy of the proposed zoning code changes probably early next week. We would like to have discussion on these at the March meeting.

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, March 12, 2015 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-03-2015 filed by Pneuman Properties to rezone 222 Center Street, Findlay from R-3 Single Family High Density to B-2 General Commercial.**
2. **SITE PLAN APPLICATION #SP-04-2015 filed by Quality Lines, Inc., 2440 Bright Rd, Findlay for stone storage lot and fencing.**
3. **REVIEW OF AMENDMENTS TO FINDLAY ZONING ORDINANCE.**

ADMINISTRATIVE APPROVAL

ADJOURNMENT

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, 2015

Honorable City Council
Findlay, OH 45840

RE: Municipal Building Renovations / Court Expansion
Project No. 31948000

Dear Council Members:

Earlier this year, proposals were requested for design-build services for the above-referenced project. Two proposals were received, and the contract will be awarded to ACI Construction of Alvada, Ohio. At this time, funds are needed for the design phase of the project. After the design is complete, we will return to Council for consideration of the construction phase.

The project is included in the 2015 Capital Improvements Plan. By copy of this letter, the Law Director is requested to prepare the necessary legislation to transfer funds as follows:

From:	Municipal Court Improvements Fund 24020000	\$40,000
To:	Municipal Building Renovations Project 31948000	\$40,000

Thank you for your consideration of 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

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

February 26, 2015

Honorable City Council
Findlay, OH 45840

RE: Downtown Revitalization, Project #31942400

Dear Council Members:

In 2014, five consultants submitted Letters of Interest for design of the above-referenced project. A selection committee consisting of myself, Mayor Mihalik, Tim Mayle, Grant Russel, and Holly Frische reviewed the letters and determined DLZ Consultants to be the most qualified firm for designing the project. I have examined the scope of work and fee submitted by DLZ and find them consistent with our TAP proposal.

Through a development agreement, Marathon Petroleum Company has committed to participating in the cost of design and construction of the Main Street Improvements. Upon authorization to proceed, I will begin the process to be reimbursed under the terms of the development agreement. Ultimately, approximately \$2.4MM (eighty percent of the construction phase) will be paid by the Ohio Department of Transportation.

The project is included in the 2015 Capital Improvements Fund. By copy of this letter, the Law Director is requested to prepare the necessary legislation for the following actions:

- Appropriation of \$340,000 from Capital Improvements – CIT Fund to Downtown Revitalization Project #31942400
- Authorization to reimburse funds received from Marathon to the Capital Improvements – CIT Fund

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

Sincerely,


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

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

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 27, 2015

Honorable City Council
City of Findlay, Ohio

RE: Appointments to Health District Licensing Council

Dear Honorable Council Members:

This letter will serve as my request for your confirmation of the following appointment to the Health District Licensing Council:

Food Service Operation – filling unexpired term of Jim Niemeyer

Term Expires December 31, 2016

Samuel Fittante, Owner

Bistro on Main

407 South Main Street

Residence:

528 Center Street

I trust that you will concur with my choice and confirm my appointment. I thank you in advance for your prompt attention to this matter.

Sincerely,



Lydia L. Mihalik
Mayor

XC: Samuel Fittante, Bistro on Main
Donald J. Rasmussen, Director of Law
Health District Licensing Council

Office of the Mayor

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February 27, 2015

Honorable City Council
City of Findlay, Ohio

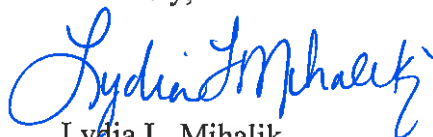
RE: Appointment to Tax Incentive Review Council

Dear Honorable Council Members:

This letter will serve as my request for your confirmation of Dan Sheaffer and Chris Parriott to the Tax Incentive Review Council for the City of Findlay. Mr. Scheaffer and Mr. Parriott have expressed a desire and willingness to serve the community in this capacity.

I trust that you will concur with my choices and confirm my appointments. I thank you in advance for your prompt attention to this matter.

Sincerely,



Lydia L. Mihalik
Mayor

cc: Dan Sheaffer
Chris Parriott
Donald J. Rasmussen, Director of Law



Office of the Mayor

Lydia L. Mihalik

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www.findlayohio.com

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

February 27, 2015

Honorable City Council
Findlay, OH 45840

RE: Capital Improvement Appropriation

Dear Council Members:

I would like to discuss the transfer of \$1.5MM from the General Fund to the Capital Improvement Fund at the next appropriation meeting. As you all know, we have been very aggressive in our approach to bidding projects early in the year. I believe this gives us a pricing advantage.


On the 2015 Capital Plan, you will see a planned appropriation for the \$1.5MM. I originally thought we could make this move closer to the middle of the year. However, we are already prepared to contract and bid projects that would encumber the funds currently available in the Capital Improvement Fund. In order to keep moving, I am requesting this appropriation take place earlier in the year.

FROM: General Fund	\$1,500,000
TO: City Income Tax – Capital Improvement Account	\$1,500,000

I have requested the Law Director to prepare legislation. Please give this a reading and refer to appropriations. I will also attempt to give you an idea where we are with other capital projects that were discussed as part of the approval process.

Please feel free to contact me with any questions.

Sincerely,



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

pc:
Don Rasmussen
Jim Staschiak

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
March 3, 2015**

ORDINANCE NO. 2015-012 (*FCS – Bigelow Ave/Broad Ave rezone*)

third 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 FINDLAY CITY SCHOOLS REZONE) WHICH PREVIOUSLY WAS ZONED "R-1 RESIDENTIAL" TO "I-1 LIGHT INDUSTRIAL".

ORDINANCE NO. 2015-013 (*Street Dept equipment repairs*)

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2015-016 (*Twp Rd 99 & Technology Dr 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 TOWNSHIP ROAD 99 AND TECHNOLOGY DRIVE REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "M-2 MULTIPLE FAMILY HIGH DENSITY".

ORDINANCE NO. 2015-018 (*Tiffin Ave Signal Synchronization Project #32894000 ODOT PID #92452*)

tabled

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

City of Findlay

Office of the Director of Law

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

Donald J. Rasmussen
Director of Law

MARCH 3, 2015

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MARCH 3, 2015 MEETING.

RESOLUTIONS

- 008-2015 A RESOLUTION COMMENDING FIRE CAPTAIN RODNEY PHILLIPS FOR THE ACTIONS HE TOOK WITH A HOUSE FIRE ON SOUTH BLANCHARD STREET ON JANUARY 8, 2015.
- 009-2015 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCES

- 2015-019 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2015-020 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO AN AGREEMENT WITH THE BLANCHARD RIVER WATERSHED PARTNERSHIP (BRWP) FOR THE GREAT LAKES RESTORATION INITIATIVE (GLRI) USDA FOREST SERVICE GRANT FOR THE BLANCHARD RIVER WATERSHED EAB MITIGATION TREE PLANTING PROJECT NO. 31954300, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2015-021 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO CONSULTING AGREEMENTS FOR THE DESIGN PHASE OF THE DOWNTOWN REVITALIZATION PROJECT NO. 31942400, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2015-022 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 008-2015

A RESOLUTION COMMENDING FIRE CAPTAIN RODNEY PHILLIPS FOR THE ACTIONS HE TOOK WITH A HOUSE FIRE ON SOUTH BLANCHARD STREET ON JANUARY 8, 2015.

WHEREAS, the Meritorious Service Medal is awarded to members who distinguish themselves by performing in an outstanding manner worthy of recognition while engaged in the mediation of a fire, medical emergency, rescue, hazardous materials incident or other type of response and may include but are not limited to those that result in the preservation of human life or the significant conservation of property.

WHEREAS, on January 8, 2015, off-duty Fire Captain Rodney Phillips noticed flames and smoke coming from the second story front window of a house on South Blanchard Street with four individuals still inside. After making contact with the unaware occupants to instruct them to exit the structure, you reassured them that Firefighters were on their way before assessing the situation and reporting back to the Fire Department prior to their arrival, and;

WHEREAS, through his efforts, all occupants were safely removed without injury, and extensive damage to the home was prevented, and;

WHEREAS, it is because of the quick thinking and actions of Captain Phillips that lives were saved and, it is for these actions that this Council wishes to extend its gratitude and thanks to him for his heroic mission by presenting him with the Meritorious Conduct Award.

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

SECTION 1: That Fire Captain Rodney Phillips be and he is hereby commended for the actions he took displaying his professionalism and valued patronage to the City of Findlay, and this Council wishes to personally thank him for his life-saving efforts and congratulate him on receiving such an honorable award.

SECTION 2: This Resolution 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 _____

RESOLUTION NO. 009-2015

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

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

SECTION 1: That the Auditor is authorized to appropriate the following sums and to transfer said sums to the following accounts and/or projects:

FROM:	Municipal Court Improvements (#24020000-other)	\$ 40,000.00
TO:	Municipal Building Renovations project #3194800	\$ 40,000.00

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2015-019

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:	CDBG Grant Funds	\$ 104,000.00
TO:	West Park Sanitary Sewer	\$ 104,000.00
	CDBG FY2014 <i>project #35632100</i>	

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 this 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. 2015-020

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO AN AGREEMENT WITH THE BLANCHARD RIVER WATERSHED PARTNERSHIP (BRWP) FOR THE GREAT LAKES RESTORATION INITIATIVE (GLRI) USDA FOREST SERVICE GRANT FOR THE BLANCHARD RIVER WATERSHED EAB MITIGATION TREE PLANTING PROJECT NO. 31954300, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay is desirous to enter into aforementioned agreement, amount not to exceed five thousand one hundred twenty dollars and no cents (\$5,120.00), for the reimbursement of planting one hundred (100) native trees along Eagle Creek in Firestone and Emory Adams Parks, as well as wetland areas in Swale Park, and;

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 is authorized to appropriate the following sums and to transfer said sums to the following account:

FROM:	Capital Fund	\$ 5,120.00
TO:	BRWP Tree Planting Grant <i>Project #31954300</i>	\$ 5,120.00

SECTION 2: That the Mayor, being the Chief Executive Officer of the City of Findlay, Ohio, be and she is hereby authorized to sign the aforementioned agreement with the Blanchard River Watershed Partnership for the Great Lakes Restoration Initiative USDA Forest Service Grant, as required, to receive said grant funds.

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 appropriate said funds so that said reimbursement may be obtained,

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. 2015-021

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO ENTER INTO CONSULTING AGREEMENTS FOR THE DESIGN PHASE OF THE DOWNTOWN REVITALIZATION PROJECT NO. 31942400, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay has entered into a development agreement with Marathon Petroleum Company whereby Marathon Petroleum Company has agreed to reimburse the City of Findlay for certain expenses associated with the Downtown Revitalization Project, and;

WHEREAS, pursuant to said agreement Marathon Petroleum Company has agreed to reimburse the City of Findlay for costs incurred for the design phase of the Downtown Revitalization Project.

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 is authorized to appropriate the following sums and to transfer said sums to the following account:

FROM:	Capital Improvement – CIT Fund	\$ 340,000.00
TO:	Downtown Revitalization <i>Project #31942400</i>	\$ 340,000.00

SECTION 2: That the Mayor, being the Chief Executive Officer of the City of Findlay, Ohio, be and she is hereby authorized to execute any documents and perform any acts, in accordance with said development agreement, to receive reimbursement of said design phase costs.

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 appropriate said funds so that this 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. 2015-022

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	\$ 1,500,000.00
TO:	CIT – Capital Improvement Account	\$ 1,500,000.00

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 this 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 _____