

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

JUYL 7, 2020

COUNCIL CHAMBERS

ROLL CALL of 2020-2021 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Acceptance or changes to the June 16, 2020 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 020-2020 (*PD Chief Dunbar retirement*) **requires one (1) reading** **first reading**
A RESOLUTION COMMENDING POLICE CHIEF JOHN DUNBAR FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

ORAL COMMUNICATIONS: none

PETITIONS:

Zoning amendment request – 1028 & 1030 Hurd Ave

Douglas & Karla Yoder would like to change the zoning of 1028 and 1030 Hurd Avenue R2 Single Family Medium Density. It currently is zoned as R1 Single Family Low Density. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Board of Zoning Appeals Minutes – March 12, 2020.

Mayor Muryn – HWE street lighting services contract renewal

The City of Findlay’s contract with Hancock-Wood Electric Cooperative for street lighting services is set to expire on July 1, 2020. Legislation authorizing to enter into a contract with Hancock-Wood Electric Cooperative for street lighting services from July 1, 2020 to June 30, 2030 with the emergency clause is requested. Ordinance No. 2020-076 was created.

City Auditor Jim Staschiak – Revenue Estimates for fiscal year 2021

Ohio clearly defines a budgetary process which includes the requirement that municipalities prepare an annual tax budget by July 20th. The County Budget Commission has not required the filing of a complete tax budget for many years and requires the City of Findlay only to provide the attached Estimate Revenues for submission to the Budget Commission for the next fiscal year. In order to meet the statutory requirements for the distribution of the local government money, this document should be formally accepted by Council so that it can be filed with the County Auditor by no later than July 20. A motion for acceptance of the revenue estimates will be needed. As required by statute, the Council Clerk has scheduled a public hearing before this meeting, notice of which must have been published ten (10) days before the hearing. The document has been available for public inspection in the Auditor’s Office since June 26, 2020. City Auditor Staschiak is requesting this letter be read into the record. Resolution No. 018-2020 received its first reading during the June 16, 2020 City Council meeting. The public hearing is scheduled for July 7, 2020 at 6:55pm.

City Planning Commission agenda – July 9, 2020; **minutes** – June 11, 2020.

Service Director/Acting City Engineer Thomas – 2020 Annual Sewer and Manhole Lining Program Project No. 35600600

One thousand dollars (\$1,000.00) was previously appropriated to this project for plan design and bidding. It has taken a little more time than anticipated to get the plans ready for bidding. An additional two thousand five hundred dollars (\$2,500.00) is being requested to finalize drawings and bid the project. Legislation to appropriate funds is requested. Ordinance No. 2020-077 was created.

FROM:	Sewer Fund	\$ 2,500.00
TO:	2020 Annual Sewer and Manhole Lining Program <i>Project No. 35600600</i>	\$ 2,500.00

Service Director/Acting City Engineer Thomas – 2020 Street Preventative Maintenance, Project No. 32800200 and 2020 Sidewalk/Accessible Ramps, Project No. 32801700

The Service Director/Acting City Engineer would like to take a portion of the June allocation to the Capital Improvements Restricted Account and appropriate it into these projects which will allow the Street Department to continue their efforts to maintain the City's existing roadway system. Legislation to appropriate and transfer funds is requested. Ordinance No. 2020-078 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 150,000.00
TO:	2020 Street Preventative Maintenance, <i>Project No. 32800200</i>	\$ 140,000.00
TO:	2020 Sidewalk/Accessible Ramps, <i>Project No. 32801700</i>	\$ 10,000.00

Service Director/Acting City Engineer Thomas – Annual Street Resurfacing/Curb Repairs 2020 Project No. 32894500

By authorization of Ordinance No. 2020-006, a bid opening was held for this project on February 5, 2020. Bids were received from three (3) potential contractors with bid amounts ranging from \$476,599.68 to \$528,414.75. The lowest and best bid was received from Helms and Sons Excavating of Findlay, Ohio. This is the asphalt portion of the annual street resurfacing that the City bids out annually. The concrete portion of the work has already been appropriated and the work is underway. An appropriation for construction, inspection and contingency is now needed to complete the project. Legislation to appropriate and transfer funds is requested. Ordinance No. 2020-079 was created.

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 500,000.00
TO:	Annual Street Resurfacing/Curb Repairs 2020 <i>Project No. 32894500</i>	\$ 500,000.00

City Income Tax Monthly Collection Report – June 2020.

Mayor Muryn – City's property and liability insurance policies

The City's property and liability insurance policies expire in July of this year. The City was planning to bid these policies for the renewal period of July 2020 to July 2024, but it is being recommended by City Auditor Staschiak and the Mayor Muryn that the current insurance policies be extended for one year, expiring on July 20, 2021 and to bid the policies next year.

COMMITTEE REPORTS:

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, June 23, 2020 to discuss a five (5) year Capital Improvement Plan Policy; a Minimum Reserve Balance Policy; and a Rainy Day Reserve Account via Resolution No. 018-2020.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 020-2020

See page 1 (RECOGNITION/RETIREMENT RESOLUTIONS section)

RESOLUTION NO. 018-2020 requires three (3) readings

second reading

(5 year Capital Improvement Plan/Rainy Day Reserve Account)

A RESOLUTION ADOPTING A FIVE YEAR CAPITAL IMPROVEMENT PLAN POLICY; A MINIMUM RESERVE BALANCE POLICY; AND A RAINY DAY RESERVE ACCOUNT AS PROMULGATED BY THE CITY AUDITOR'S OFFICE, AND REPEALING ALL RESOLUTIONS AND/OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

ORDINANCES:

ORDINANCE NO. 2020-033 (Airport hanger lease agreement) requires three (3) readings

tabled after second reading on 4/7/20

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO NEGOTIATE AND ENTER INTO A NEW LAND LEASE AGREEMENT WITH THE BLANCHARD VALLEY PORT AUTHORITY FOR PURPOSES OF CONSTRUCTING A PROPOSED HANGER FACILITY AT THE FINDLAY AIRPORT FOR USE AND OPERATION BY MARATHON PETROLEUM CORPORATION.

ORDINANCE NO. 2020-054 (lane light project) requires three (3) readings

tabled after third reading 6/16/20

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-068 (*1020 Adams St vacation*) **requires three (3) readings** **second reading**
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS 1020 ADAMS STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2020-069 (*253, 251, 0 Madison Ave rezone*) **requires three (3) readings** **second reading**
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 253, 251, AND 0 MADISON AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY MEDIUM DENSITY" TO C2 GENERAL COMMERCIAL.

ORDINANCE NO. 2020-074 (*FAA FY2020 Taxiway Alpha Rehabilitation Project grant*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) TO RECEIVE GRANT FUNDS FROM THE OHIO DEPARTMENT OF TRANSPORTATION OFFICE OF THE AVIATION FOR PAVEMENT REHABILITATION PROJECT OF THE CITY'S MAIN RAMP AREA, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-075 (*ODOT lease City's Airport Auxiliary bldg*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A LEASE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR LEASING OUT THE CITY OF FINDLAY'S AIRPORT AUXILIARY BUILDING LOCATED AT 1205 LIMA AVENUE, FINDLAY, OHIO, WAIVING FORMAL ADVERTISING AND BIDDING, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-076 (*HWE street lighting services contract*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CONTRACT WITH HANCOCK-WOOD ELECTRIC COOPERATIVE, INC. TO LIGHT CERTAIN STREETS IN THE CITY OF FINDLAY, OHIO WHERE ITS SERVICES ARE AUTHORIZED, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-077 (*2020 annual sewer and manhole lining program*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-078 **requires three (3) readings** **first reading**
(*2020 street preventative maintenance project no. 32800200; 2020 sidewalk/accessible ramps project no. 32801700*)
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-079 (*annual street resurfacing/curb repairs 2020 project no. 32894500*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:
OLD BUSINESS
NEW BUSINESS



PETITION FOR ZONING AMENDMENT CITY OF FINDLAY

(Revised May 2017)

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

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

ADDRESS: 1030 Hurd Ave AND 1028 Hurd Ave SUBDIVISION: _____

LOT No.(s): Findlay, OH

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

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE
<i>Janet K. Yoder</i>			

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Single Family

PRESENT ZONING DISTRICT R10 → Single Family, low density

PROPOSED ZONING DISTRICT → R2 / medium density

- ATTACH:
- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
 - b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.

NOTE: COMPLIANCE WITH ABOVE REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.

- c. A written statement of the reason for the request and justification for the change.
- d. If the area to be rezoned is a portion of a parcel, a survey must be done for the portion to be changed and it must be recorded as a new parcel at the County Recorder's Office.

Name of Owner Douglas & Karla Yoder

Name of Contact Person if other than owner _____
(a letter granting person to act on owner's behalf must accompany application if not signed by owner)

Mailing Address 2600 Twp. Rd. 229 Findley, OH 45840

Phone No. (Home) (419) 303-5648 (Business) (419) 957-3068

Email: Kerns KK@hotmail.com

7 / 1 / 2020 Date Karla Yoder Signature of contact person

OFFICE USE ONLY

\$250.00 fee paid _____ \$100 fee paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set by Council _____

Date of Newspaper Notice _____
(must be mailed at least 30 days prior to hearing)

Date of Notice to Abutting Property Owners _____
(must be mailed at least 20 days prior to hearing)

Referred for Legislation: _____

Date of Readings by Council:
First _____ / _____ / _____ Second _____ / _____ / _____ Third _____ / _____ / _____

Action by Council: _____ Ordinance No. _____

Board of Zoning Appeals

March 12, 2020

Members present: Chairman, Phil Rooney; Blaine Wells; Kerry Trombley; and Brett Gies.

Mr. Rooney called the meeting to order at 6:00 p.m.; introduced the members to the audience and the general rules were reviewed.

The following was introduced by Mr. Adkins:

Case Numbers: 59387-BA-20

Address: 2440 Bright Road

Zone: I-1 – Light Industrial

Filed by Ronald Smith, on behalf of Quality Lines, regarding a variance from section 1141.04(A) of the City of Findlay Zoning Ordinance concerning a front yard setback at 2440 Bright Road. The applicant is proposing to construct a new industrial building with a 10.3-foot front yard setback. This section requires that the new building must meet a 50-foot front yard setback.

At one point, prior to the construction of the new industrial building to the north and the extension of Production Drive, the northern property line in which the construction is proposing was considered a side yard. If today that was still the case, the owner would need to be seeking relief from a 30-foot setback. However, once Production Drive was dedicated to the city, the proposed property line became a front yard and required a 50-foot setback from the north property line.

Discussion at the CPC prompted a concern about allowing for such a significant setback that would set precedence in regards of future development in the I-1 Light Industrial district throughout the city. Mr. DeArment and Mr. Clinger, from the CPC, suggested that at minimum a 30-foot setback would be ok; however, they would be against anything greater. Upon discussion, the project was tabled until the Board of Zoning (BZA) rules on the matter.

The city agrees with those concerns that the two members of CPC had that such a significant variance could set a precedence in the future and make it harder to deny any request by any future developer wanting the same relief. Furthermore, this variance request does not create an undue hardship and the harmony of future development to the western lot will be impacted if such a request is approved.

The owner of the property made an argument during the CPC meeting that the property currently has a chain link fence 10-feet off the property line, which is the setback set forth and allowed by the zoning code for the I-1 Light Industrial District, and he felt that he should be allowed to construct his building at that point. However, though both are structures, a fence is not in the same classification as a building, and the city is strongly against the setback requested.

Mr. Ronald Smith, 22283 Township Road 177, was sworn in. He stated he wants to put his building on the fence line which is 10' from the property line instead of the required 50'. Production Drive is a dead-end street that will never be a thorough way to Crystal Avenue so having his building at a 10' setback will not have any visual obstructions for anyone. He stated he went in front of the City Planning Commission (CPC) this morning and they stated they would not authorize a 10' setback but would consider a 30' setback. Mr. Smith stated he is in the hopes that the Board of Zoning Appeals (BZA) would grant his request for a 10' setback.

Mr. Trombley asked Mr. Smith if he had spoken to the neighbors about his request for a variance. Mr. Smith stated he did and they support his request; and he was looking at possibly purchasing a portion of a neighboring property owned by Randolph Strauch.

Mr. Trombley informed Mr. Smith we had received a letter from Mr. Randolph Strauch stating he was not in support of the variance. Mr. Smith stated he was unaware that Mr. Strauch was not in favor of the variance.

Mr. Trombley asked when Production Drive was dedicated. Mr. Adkins stated it was established upon the completion of the Nissan Brake facility approximately 9 months to a year ago.

Mr. Wells asked if Mr. Smith has given thought to eliminating one of the storage buildings to be able to meet the required 50' setback. Mr. Smith stated eliminating one building would take away from his profit and hurt him financially.

Mr. Rooney asked Mr. Smith what he is intending on doing with the area of property that sits south of the parking lot. Mr. Smith stated that it would not give enough room for turn around for his business equipment or fire trucks if needed.

Mr. Rooney asked if he could move the office building to a different location on the property to meet the required setback. Mr. Smith stated it would still not allow enough turn around room.

Mr. Dan Stone, was sworn in. He stated the layout, in part, will avoid excessive traffic off of Bright Road; and the buildings are laid out so the doors are not facing west.

Mr. Trombley asked Mr. Smith what makes his property unique, what's the hardship, that the Board should grant your request for the variance that goes against what the code says?

Mr. Smith (inaudible)...

Mr. Wells re-stated Mr. Smith's explanation of his hardship being if he were required to meet the code, he would lose either one-half or one full building, which would hurt him financially.

Mr. Trombley asked Mr. Smith if he was asked prior to putting in Production Drive road? Mr. Smith stated he was asked and was alright with it because he could use Production Drive to access his property.

Mr. Gies asked if the building used for the office and equipment storage could be oriented to be more of a rectangle instead of a square? Mr. Smith stated the way it is set up is to utilize workspace.

Mr. Trombley asked if Mr. Smith has looked at every option for the plan.

Mr. Smith stated he is using the same plans from 2016 which had a smaller setback because Production Drive was not there at the time. (inaudible)...

Mr. Adkins stated a letter of communication was received and Mr. Kyle Inbody will read the letter into record.

Mr. Inbody read a letter received from C. Randolph Strauch, requesting the variance requested be denied.

Mr. Adkins stated there are no additional communications on this case.

Mr. Wells asked Mr. Adkins if he understood correctly that the CPC was in favor of the 30' setback? Mr. Adkins stated if Mr. Smith went with a 30' setback, the city would be comfortable with that since when the original plans were submitted in 2016, there was no road there and the setback was 30' then.

Mr. Trombley stated that since it is not a residential area, it is in harmony with locality and there is not much more that can be built there, it is not a significant request; however, he would hate to set a precedence allowing it so close to the road; so, he would be comfortable with a 30' setback.

Mr. Wells agreed. He stated the original request for 10' is excessive and Mr. Smith is benefitting from Production Drive so he is comfortable with the 30' setback.

Mr. Wells made a motion to grant a 30' setback off of Production Drive in leu of approval by City Planning Commission.

Mr. Trombley seconded the motion.

Motion to approve a 30' setback instead of the requested 10.3' setback for variance, in leu of approval by City Planning Commission, 5-0.

The following was introduced by Mr. Adkins:

Case Number: 59330-BA-20
Address: 2000 Rush Creek Court
Zone: CD – Condominium District

Filed by Todd Olsen, on behalf of Mary Kay Combs, regarding a variance from section 1125.05(A) of the City of Findlay Zoning Ordinance concerning a front yard setback at 2000 Rush Creek Court. The applicant has constructed a new privacy fence with a 33-foot front yard setback. This section requires that the fence must meet a 40-foot front yard setback.

The fence was constructed without a permit back in 2019. At the time of applying for a permit, it was determined at that time the fence did not meet zoning requirements and should have been constructed 40-feet from the Bright Road right-of-way.

Typically, a front yard in the condominium district is 25-feet; however, this property is located along a major thoroughfare and requires a 40-foot front yard setback. The fence was constructed at the building line of the condominium and would not set a precedence if the variance were approved. Whether the variance is approved or denied, a permit still needs to be obtained and will have a triple fee attached to it due to the work being completed without a permit.

Mr. Todd Olson, 507 E. Main Cross St., was sworn in. He stated a condominium setback is a required 40' setback and a typical setback from a main thoroughfare is 25'. The condo was built with a 30' setback in 2012, prior to zoning changes. He understands that this lot being a corner lot has two front yards and the required setbacks are in place so oncoming traffic view is not obstructed. Requirements say a fence can be put up to the property line as long as it does not exceed 4' in height and is 50% open as to not obstruct oncoming traffic. He is asking to allow the fence be from the corner of the home and run to the north in line with the home, which does not obstruct view at all. There was an existing rotting wooden fence there that he tore down that provided more privacy than the one he is requesting.

Mr. Rooney asked if anyone else would like to speak on this case.

Mr. Milan Stocking, 2004 Rush Creek Court, was sworn in. He stated the previous owner let the property go bad and did not do up keep on the previous wooden fence and as a result it had fallen apart. There is a lot of noise along Rush Creek and a privacy fence helps block the noise out. He is glad to see that the owner of this property has put a lot of money into the property to fix it up. He thinks the new fence looks nice and should not have to be moved.

Mr. Adkins stated there are no communications on this case.

Mr. Trombley made a motion to approve the variance as requested. It is in harmony with locality and a very insignificant variance because it follows the existing site line of the house.

Mr. Gies seconded the motion.

Mr. Rooney reminded Mr. Olson a permit must be obtained.

Motion to approve the request for variance, 4-0.

The following was introduced by Mr. Adkins:

Case Numbers: 59331-BA-20

Address: 221 Crystal Avenue

Zone: I-1 – Light Industrial

Filed by Rod Nelson, regarding a variance from section 1141.04(A) of the City of Findlay Zoning Ordinance concerning a front yard setback at 221 Crystal Avenue. The applicant is proposing to construct a new smoker's patio with an 18.1-foot front yard setback from Ash Avenue and a 38.3-foot front yard setback from Crystal Avenue. This section requires that the smoker's patio must meet a 50-foot front yard setback from both right-of-ways.

The addition being proposed is an opened face structure that will not increase the existing building line. The construction could be treated more like an infill situation since the addition being built within the already established building line. Being that the addition will not interfere with the harmony of the neighborhood, the city would not be against approval if the board deems necessary.

Mr. Rodney Nelson, 803 Tarra Oaks Drive, was sworn in. He stated he bought Lucky's Tavern, carry out & laundromat in 2018 and trying to fix it up. Thought it would be a good thing to get the smokers off of the sidewalk so other patrons do not have to walk through the smoke to enter the establishment. The smoker's patio's roof line will be in line with the current roof line.

Mr. Trombley asked Mr. Nelson if the patio was going to be fences in. Mr. Nelson stated it would be.

Mr. Trombley asked if there would be alcohol and alcohol sales out on the patio. Mr. Nelson stated that will be subject to the approval of the liquor control board.

Mr. Trombley asked how tall the fence will be. Mr. Nelson stated it would be 6' high for visual screening more than noise screening.

Mr. Trombley asked Mr. Nelson if he ever considered putting the patio in the rear. Mr. Nelson doesn't think it will be in harmony with the look of the building.

Mr. Adkins stated there are no communications on this case.

Mr. Wells made a motion to approve the variance as requested. He considers this as an infill situation.

Mr. Trombley proposes motion be amended to include a minimum 6' high fence surround to help screening.

Mr. Wells amended his motion: Motion to approve the requested variance and to add a fence, at least 6' in height, around the patio area.

Mr. Trombley seconded the motion.

Motion to approve the request for variance with the condition the patio enclosure be surrounded with a fence, a minimum of 6' in height, and the applicant get the required permits prior to construction, 4-0.

The following was introduced by Mr. Adkins:

Case Numbers: 59380-BA-20
Address: 325 E. Lincoln Street
Zone: C-2 – General Commercial

Filed by John Archer, regarding a variance from section 1161.01.1(D)(2) of the City of Findlay Zoning Ordinance concerning a side yard setback at 325 East Lincoln Street. The applicant is proposing to construct a new 24 X 22 detached garage with a 1-foot side yard setback. This section requires that the accessory building must meet a 3-foot side yard setback.

Currently, there is a detached structure that is located 1-foot from the side yard property line that was constructed at some point in the past and is currently grandfathered. The owner would like to be able to build their new detached structure with similar aesthetics as the existing grandfathered structure.

Throughout the immediate area, there are many structures that would not meet the required side yard nor rear yard setbacks from accessory structures in today's zoning code. Though the City of Findlay would prefer that the building meet the required setback, the harmony of the neighborhood would not be affected if the Board granted the variance.

Mr. John Archer, 325 E. Lincoln Street, was sworn in. He stated he has concrete in place that has been there 35 – 40 years and it is 7-8" deep and he would like to use the existing footprint of the concrete to build his new 24' wide x 22' deep garage which would be 1' off of the property line. The new garage would be in line with the existing garage. He would use the new garage as a workshop and for car storage.

Mr. Adkins stated there are no communications on this case.

Mr. Trombley asked Mr. Archer if he spoke to the neighbors about the variance request. Mr. Archer stated he spoke with the neighbor to the east, whom would have the most impact on, and the neighbor stated he had no problem with it.

Mr. Gies made a motion to approve the variance as requested contingent on getting the required permit within 60 days.

Mr. Wells seconded the motion.

Motion to approve the request for variance with the condition of getting the required permit within 60 days, 4-0.

The following was introduced by Mr. Adkins:

Case Numbers: 59388-BA-20

Address: 1735 Logan Avenue

Zone: R-2 –Single Family, Medium Density

Filed by L. Wayne Breitigam, regarding a variance from section 1161.01.1(A)(2) of the City of Findlay Zoning Ordinance concerning the maximum accessory floor area at 1735 Logan Avenue. The applicant is proposing to construct a new 12 X 12 gazebo, which will exceed the allowable maximum floor area for the property. This section allows for a maximum of 900 square feet of floor area per property.

This parcel is just under an acre, which allows for a total of 900-square feet of building floor area. Currently, the owner has two pole barns that exceed that allowable total by 971-square feet. Both buildings were built prior to the 2012 zoning code update and are grandfathered.

At the allowable 33-percent coverage amount, the owner would still have approximately 1900-square feet available to develop if there were no restrictions, like those that were added in 2012. In retrospect, asking for 144 additional square feet of floor area is a minuscule request and it appears to agree with the 25 neighbors who signed Mr. Breitigam's petition.

If the board were to grant the request, we would ask that if for any reason the 144-square foot gazebo be damaged, removed or replaced by only a similar structure.

Mr. L. Wayne Breitigam, 1735 Logan Avenue, was sworn in. He stated his 60th wedding anniversary is in June and he got a gazebo at an estate sale and he wants to put it up and put a picnic table in it for his wife to sit in and enjoy the out doors without being bothered by insects, rain, and sun. He stated this is a 144 square foot gazebo on a property over 9000 square foot. He had 25 surrounding neighbors sign a statement that they have no problem with him putting the gazebo on the property. He stated it would not affect any property values in the neighborhood and would enhance the neighborhood. He is very upset that he had to pay \$250 to apply for this request for variance.

Mr. Adkins stated there are no correspondences on this case.

Mr. Rooney made a motion to approve the requested variance.

Mr. Trombley seconded the motion.

Motion to approve the request for variance, 4-0.

Mr. Trombley thanked Mr. Breitigam for putting in the time and effort to speak to the neighbors before coming in to the board.

Mr. Adkins stated Mr. Breitigam would need to obtain the required permit prior to placing the gazebo on his property.

Minutes for November 14, 2019 Board of Zoning Appeals meeting approved.

Mr. Adkins stated:

Mr. Doug Warren has resigned from the Board of Zoning Appeals.
Ms. Sara Gillespie will take Mr. Warren's spot as a full-time member.
We are still in need of someone to hold the alternate position.

Mr. Adkins stated we need to nominate for the positions of the Chairman, Vice Chairman, and the Secretary positions.

Chairman: Mr. Trombley nominated Mr. Rooney for Chairman. Mr. Wells seconded the nomination.

Vice Chairman: Mr. Wells nominated Mr. Trombley for Vice Chairman. Mr. Rooney seconded the nomination.

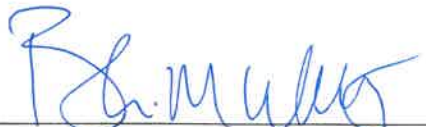
Secretary: Mr. Rooney nominated Mr. Wells for Secretary. Mr. Trombley seconded the nomination.

All nominees approved, 4-0.

The meeting was adjourned.



Chairman



Secretary



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

Brian A. Thomas, P.E., P.S.
Service Director
Paul E. Schmelzer, P.E., P.S.
Safety Director

June 26, 2020

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

The City of Findlay's contract with Hancock-Wood Electric Cooperative for street lighting services is set to expire on July 1, 2020.

By copy of this letter, the Law Director is requested to prepare legislation for authorization to enter into a contract with Hancock-Wood Electric Cooperative for street lighting services from July 1, 2020, to June 30, 2030 and declaring an emergency.

Thank you for your consideration of this matter. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Christina M. Muryn'.

Christina M. Muryn
Mayor

HANCOCK-WOOD ELECTRIC COOPERATIVE, INC.

1399 Business Park Drive South
North Baltimore, Ohio 45872

AGREEMENT TO FURNISH STREET LIGHTING SERVICE

This agreement, entered into this 1st day of July, 2020, by and between Hancock-Wood Electric Cooperative, Inc., (hereinafter Cooperative), and the City of Findlay, (hereinafter Consumer), sets forth the conditions, provisions, rates and terms under which street lighting service shall be provided, by the Cooperative, to the Consumer.

1. **GENERAL** – The Cooperative agrees to provide and maintain a street lighting system for the consumer consisting of poles, lamps, fixtures with necessary wiring and appurtenances, hereafter called fixtures: together with electrical energy, from the Cooperative’s electric distribution system either existing or to be built, to operate the system. The fixtures will be lighted during the nominal period of one-half hour after sunset until one-half hour before sunrise each night during the period established by this Agreement. The street lighting service will only be available to the consumer in portions of the village which receive electrical service from the Cooperative. Penalties may apply for removal of street lighting fixtures during the term of the contract.
2. **TERM** - This agreement shall be and remain in full force and effect for a period of 10 years from and after the 1st day of July, 2020.
3. **RATES** – The Consumer agrees to accept the street lighting service during the term of this agreement and to pay for the same at the current Street Light Rate Schedule (see Table 1).

At the commencement of this contract the consumer has the following street lighting fixtures in place:

The Cooperative reserves the right to revise rates to reflect actual cost of service. In the event of a rate adjustment, the Cooperative will notify the Consumer 60 days prior to the effective date of any changes.

Account/Location	Qty	Fixture Type	Monthly Rate/Fixture	Pole
1690402/Pine Ridge	13	M3.2 100W HPS	8.06	4.35
1690404/Winter Woods	9	M3.2 100W HPS	8.06	
1690404/Winter Woods	7	M3.7 100W HPS Post	12.07	
1690404/Winter Woods	1	M3.14 70W LED	9.03	
1690405/Fox Run Lights	13	M3.14 40W LED	8.05	4.35
1690405/Fox Run Lights	3	M3.5 48W LED	9.66	4.35
1690405/Fox Run Lights	71	M 3.6 150W HPS	12.32	4.35
1690410/Bright Road	1	M3.13 150W HPS	10.83	
1690410/Bright Road	3	M3.13 150W HPS	10.83	4.35
1690410/Bright Road	1	M3.12 250W HPS	11.8	4.35
1690410/Bright Road	9	M3.12 250W HPS	11.8	
1690411 /Lakeview	109	M3.2 100W HPS	14.76	
1690413/Eagle Ridge	2	M3.2 100W HPS	8.06	
4001068/Woods at Burberry	10	M3.5 100W HPS Post Top	12.07	
4003599/Covington Green	12	M3.5 100W HPS Post Top	12.07	
4010112/CR 236 by WalMart	6	M3.12 250W HPS	11.8	4.35
4010112/CR 236 by WalMart	2	M 3.6 150W HPS	12.32	
4010112/CR 236 by WalMart	1	M3.12 250W HPS	11.8	
4013984/Arbors of Findlay	5	M3.2 100W HPS	8.06	4.35
4013984/Arbors of Findlay	1	M3.14 40W LED	8.05	4.35
4016181/Findlay Reservoir	6	M3.2 100W HPS	8.06	4.35
4016181/Findlay Reservoir	1	M3.2 100W HPS	8.06	
4016181/Findlay Reservoir	1	M3.14 40W LED	8.05	
4022596/Hamlet Dr	10	M3.12 150W LED	12.19	4.35

4. **INSTALLATIONS** – The Cooperative agrees, during the term of this Agreement, to install street lighting fixtures of the size and type specified by the consumer when requested to do so by written notice from a duly authorized representative of the consumer. It is agreed that the maximum extension of street lighting service from existing, or planned, overhead or underground distribution lines or street lighting facilities of the Cooperative will not exceed 300 feet. Any trenching, boring, pavement cutting, ducts, restoration of yards, etc. for additional fixtures will either be provided by the Consumer or will be done by the Cooperative and be billed to the Consumer at the Cooperative’s actual cost.

Any material furnished by the Cooperative shall remain the property of the Cooperative and may be removed at the termination of this agreement if the Cooperative so desires.

The parties recognize that because of delays in obtaining certain materials and previous commitments of construction resources a period of time will necessarily elapse before all changes or new facilities requested can be obtained and installed. The Cooperative shall accomplish such work as rapidly as labor conditions and material deliveries will permit. No charge will be made for any fixture until it is in operation. The consumer agrees to pay for additional fixtures in operation each month at the current Street Light Rate Schedule.

5. RELOCATION – It is agreed that the Cooperative will move fixtures to new locations as may be requested in writing by a proper representative of the Consumer subject to the following conditions:
 - a. The actual cost to the Cooperative of making such relocations shall be billed to the Consumer and shall be paid by the Consumer to the Cooperative within 30 days after the bill is rendered.
 - b. Such relocation of fixtures shall be completed within 10 days after receipt by the Cooperative of written notice from the proper representative of the Consumer (Saturdays, Sundays, legal holidays and storm days not to be counted), provided that the number of such relocations shall not exceed one per day and provided, further that such relocations of such lamps shall not be required on Saturdays, Sundays, legal holidays and storm days. Notice that the relocation of such fixtures has been completed shall be given by the Cooperative to the proper representative of the Consumer within 10 days after the completion of the work.

6. INCREASE IN SIZE – The Cooperative agrees to increase the size of the fixtures installed as the Consumer may, from time to time, require upon written notice from a duly authorized representative of the Consumer. When such fixtures are increased in size the monthly billing shall be revised accordingly to properly reflect the number of fixtures of each type and the appropriate charge for each type.

7. REMOVAL – It is agreed that fixtures can be removed as directed in writing by a proper representative of the Consumer. Any recovery costs for removal shall be billed to the Consumer.
8. MAINTENANCE – The Cooperative shall maintain the fixtures in operating condition throughout the term of the agreement, furnishing all materials and labor as required.
9. BILLING – Bills submitted will reflect the cost of street lighting service during the previous billing cycle.
The Cooperative shall make every effort to keep each and every fixture contracted for operating during the required hours and the Cooperative shall make adjustments in the monthly rate to the consumer on a pro-rata basis for failure to operate any one or more of said fixtures in the following manner:
 - a. For all outages, which shall be reported daily in writing to the Cooperative by the proper representatives of the Consumer, the Cooperative shall deduct from the total monthly amount a pro-rata share of the monthly fixture cost for the time the fixture was out, a sum bearing the ratio to such total as the period of outages bears to the total time the fixtures should have been lighted in any month.
 - b. Should the lighting of any fixture or fixtures be stopped by burnouts, vandalism or unavoidable accident, the Cooperative shall be allowed 24 hours, after notice of the outage (Saturdays, Sundays, and legal holidays excluded), in which to again light such fixture or fixtures without being liable to deduction as provided in paragraph 9a above.
 - c. The Consumer agrees that during the life of this agreement it will provide in its annual budgets and estimates and levy of taxes sufficient funds to pay the Cooperative any amounts due it.
10. DEFAULT & REMEDY - If the Consumer shall default in the payment of any bills as hereinbefore provided, the Cooperative may at its option, after having given 10 days written notice of its intention to do

so, discontinue the service herein contracted for and continue to withhold the supply of electric energy for street lighting until such time as the Consumer has made payment for all bills in which it is in arrears. Any such suspension of service by the Cooperative shall not terminate this agreement unless the Cooperative so elects.

11. MISCELLANEOUS – The following shall apply to all provisions of this agreement:
- a. Any street lighting equipment not provided for in the current Street Light Rate Schedule of this agreement will be installed only after a special agreement is negotiated and signed.
 - b. The Consumer, as a further consideration for the promises and agreements made by the Cooperative herein set forth, hereby grants to said Cooperative the right to use the streets, alleys and public places of said Consumer for the purpose of placing its poles and equipment for carrying out this agreement.
 - c. This agreement shall be binding upon and inure to the benefit of the parties hereto, their respective successors and/or assigns.
 - d. Any amendment or modification to this agreement shall be in writing and signed by authorized representatives of the Consumer and Cooperative.
 - e. The resolution of any dispute or breach of this agreement shall be governed and controlled by the laws of the State of Ohio.

In witness Whereof, the parties hereto have caused these present to be executed in North Baltimore, OH by their duly authorized officers the day and year first above written.

Hancock-Wood Electric Cooperative

By _____

By _____

The foregoing agreement is hereby approved and _____ is authorized to execute the same on behalf of the City of Findlay, Findlay, Ohio, this _____ day of _____, 2020.

Board of Control of the City of Findlay, Findlay, Ohio.

By _____

By _____

FORM OF CERTIFICATE OF FISCAL OFFICER

_____, 20_____

Pursuant to Section 5705.41 of the Revised General code of Ohio, I hereby certify that the amount of money required to meet the expenditure involved in the above street lighting agreement, to which this certificate is attached, during the fiscal year in which said agreement is made has been lawfully appropriated for such purpose and is in the treasury (or in the process of collection), to the credit of an appropriate fund for said street lighting agreement, free from any previous encumbrances.

Signature

Print Name

Title

of City of Findlay, Findlay, Ohio

TABLE 1

RATE SCHEDULE SL-1

STREET LIGHTING ELECTRIC SERVICE

Effective 3-1-2016

<i>SI Component Type</i>	<i>Unit Cost</i>
<i>M3.7 81W LED SL-1</i>	<i>14.76</i>
<i>M3.1 175W MV SL-1</i>	<i>11.05</i>
<i>M3.12 150W LED SL-1</i>	<i>12.19</i>
<i>M3.12 250W HPS SL-1</i>	<i>11.80</i>
<i>M3.13 150W HPS SL-1</i>	<i>10.83</i>
<i>M3.13 88W LED SL-1</i>	<i>10.58</i>
<i>M3.14 40W LED SL-1</i>	<i>8.05</i>
<i>M3.14 70W LED SL-1</i>	<i>9.03</i>
<i>M3.2 100W HPS SL-1</i>	<i>8.06</i>
<i>M3.5 100W HPS Shoebox SL-1</i>	<i>12.07</i>
<i>M3.5 48W LED SL-1</i>	<i>9.66</i>
<i>M3.6 150W HPS Shoebox SL-1</i>	<i>12.32</i>
<i>M3.7 100W HPS Post SL-1</i>	<i>12.07</i>
<i>M3.7 45W LED SL-1</i>	<i>12.73</i>
<i>Standard Wood Pole - 30'</i>	<i>4.35</i>



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

June 30, 2020

The Honorable Council
Findlay, Ohio

It is respectfully requested this letter be read into the record of the Council Meeting.

SUBJECT: Revenue Estimates for fiscal year 2021

Dear Council Members,

Ohio clearly defines a budgetary process which includes the requirement that municipalities prepare an annual tax budget by July 20th. The County Budget Commission has not required the filing of a complete tax budget for many years and requires the City of Findlay only to provide the attached 'Estimated Revenues' for submission to the Budget Commission for the next fiscal year.

In order to meet the statutory requirements for the distribution of the local government money, this document should now be formally accepted by Council, so it can then be filed with the County Auditor by no later than July 20.

A motion for acceptance of the revenue estimates will be needed. As required by statute, the Council Clerk has scheduled a public hearing before the meeting, notice of which must have been published 10 days before the hearing. The document has been available for public inspection in my office since June 26, 2020.

Respectfully submitted,

Jim Staschiak II
City Auditor

ESTIMATE OF REVENUES

CITY OF FINDLAY

EXHIBIT I

FUND NAME: GENERAL FUND

FUND TYPE/CLASSIFICATION: GOVERNMENTAL-GENERAL

DESCRIPTION	CURRENT YEAR 2020	BUDGET YEAR 2021
(1)		
BALANCE, JANUARY 1	\$13,295,064	\$9,428,314
REVENUES		
Local Taxes		
General Property Tax-Real Estate and Tangible Personal Property Tax Trailer Tax and Other Local Taxes- Hotel/Motel	\$2,171,471 \$10,000 \$580,800	\$2,200,000 \$10,000 \$830,000
Subtotal Local Taxes	<u>\$2,762,271</u>	<u>\$3,040,000</u>
Intergovernmental Revenues		
State Shared Taxes & Permits		
County LGF	\$280,813	\$440,000
Municipal LGF	\$93,120	\$145,000
Cigarette Tax	\$1,800	\$1,800
License Tax		
Liquor & Beer Permits	\$65,000	\$65,000
Gasoline Tax		
Other State Shared Taxes & Permits	\$0	\$0
Subtotal State Shared Taxes & Permi	<u>\$440,733</u>	<u>\$651,800</u>
Fees for Services, Fines and Transfers		
Cable Franchise Fees	\$310,000	\$310,000
General Interest Earnings	\$90,000	\$90,000
Income tax transfer	\$18,178,500	\$18,182,500
Municipal Court Fines and Fees	\$1,009,690	\$1,680,290
Health Department Fees	\$0	\$0
WORC Fees	\$0	\$0
Interdepartmental Charges		
Auditor's office	\$406,615	\$407,025
Computer Services	\$524,999	\$524,999
Engineering	\$0	\$0
Recreation	\$753,050	\$622,350
Misc Fees for Services	\$4,417,671	\$3,482,192
Subtotal Fees, Fines, Transfers	<u>\$25,690,525</u>	<u>\$25,299,356</u>
TOTAL REVENUE	\$26,085,954	\$26,783,104
TOTAL REVENUE AND BALANCE	\$39,381,018	\$36,211,418

1.1

THE CITY OF FINDLAY

Used for any fund receiving property tax revenue except General Fund

FUND NAME: POLICE PENSION

Exhibit II

FUND TYPE/CLASSIFICATION: GOVERNMENTAL/SPECIAL REVENUE

DESCRIPTION	CURRENT YEAR 2020	BUDGET YEAR 2021
(1)		

REVENUE

Real Property Tax (0111)	\$256,137	\$252,290
St Dist Rollback Tax (0112)		
St Dist Homestead Tax (0113)		
Tang.Pers.Property Tax (0114)		
Trailer Tax (0115)		
TOTAL REVENUE	\$256,137	\$256,137
BALANCE, JANUARY 1	\$0	\$0
70780 TOTAL REVENUE & BALANCE	\$256,137	\$256,137

FUND NAME: FIRE PENSION

Exhibit II

FUND TYPE/CLASSIFICATION: GOVERNMENTAL/SPECIAL REVENUE

DESCRIPTION	CURRENT YEAR 2020	BUDGET YEAR 2021
(1)		

REVENUE

Real Property Tax (0111)	\$256,137	\$252,290
St Dist Rollback Tax (0112)		
St Dist Homestead Tax (0113)		
Tang.Pers.Property Tax (0114)		
Trailer Tax (0115)		
TOTAL REVENUE	\$256,137	\$252,290
BALANCE, JANUARY 1	\$0	\$0
70790 TOTAL REVENUE & BALANCE	\$256,137	\$252,290

FUND	ESTIMATED UNENCUMBERED BALANCE January 1 2021	BUDGET YEAR ESTIMATED REVENUE 2021	TOTAL BALANCE AND REVENUE
List all funds individually unless reported on Exh. I or II			

GOVERNMENTAL:

SPECIAL REVENUE

20400	SCM&R-Streets	\$247,243	\$2,547,950	\$2,795,193
20400	SCM&R-Hiways	\$234,470	\$201,100	\$435,570
20420	County Permissive	\$0	\$0	\$0
70470	City Income Tax	\$3,736,200	\$24,025,000	\$27,761,200
20600	Law Enforcement Trust Fund	\$1	\$0	\$1
20650	Drug Enforcement Trust Fund	\$643	\$0	\$643
20700	I.D. Alcohol Treatment	\$111,268	\$17,000	\$128,268
20750	Enforce/Education	\$4,696	\$2,900	\$7,596
20790	Court Special Projects	\$102,298	\$310,000	\$412,298
20800	Court Computerization Fund	\$47,432	\$55,000	\$102,432
20820	Alcohol Monitoring	\$67,929	\$55,000	\$122,929
20850	Legal Research	\$20,574	\$0	\$20,574
20830	Mediation Services	\$76,205	\$19,000	\$95,205
20840	Electronic Imaging	25,378	\$60,000	\$85,378
20810	Metrich Drug Law Enforce Fd	\$1	\$0	\$1
20900	Severance Payout Reserve	\$980,545	\$0	\$980,545
	TOTAL SPECIAL REVENUE FUNDS	\$5,654,883	\$27,292,950	\$32,947,833

DEBT SERVICE FUNDS

30100	Debt Service	\$0	\$623,806	\$623,806
30900	MPTIF - 236	\$0	\$0	\$0
	TOTAL DEBT SERVICE FUNDS	\$0	\$623,806	\$623,806

CAPITAL PROJECT FUNDS

	Capital Projects Fund	\$0	\$0	\$0
40200	Municipal Court Improve. Fund	\$108,095	\$190,000	\$298,095
	TOTAL CAPITAL PROJECTS	\$108,095	\$190,000	\$298,095

SPECIAL ASSESSMENT FUNDS

80100	Special Assessments-Pavements	\$0	\$0	\$0
80200	Special Assessments-Walks	\$0	\$0	\$0
80300	Special Assessments-Storm Sew	\$697	\$0	\$697
80400	Special Assessments-San.Sewers	\$0	\$0	\$0
80500	Special Assessments-Bldg.Demol.	\$0	\$0	\$0
	TOTAL SPECIAL ASSESSMENT FUNDS	\$697	\$0	\$697

FUND	ESTIMATED UNENCUMBERED BALANCE January 1 2021	BUDGET YEAR ESTIMATED REVENUE 2021	TOTAL BALANCE AND REVENUE
List all funds individually unless reported on Exh. I or II			

PROPRIETARY:

ENTERPRISE FUNDS

50500	Water Fund	\$3,910,669	\$8,084,697	\$11,995,366
50600	Water Pol Cntrl (Sewer) Fund	\$12,589,038	\$9,504,291	\$22,093,329
50700	Parking Fund	\$41,292	\$84,700	\$125,992
50800	Swimming Pool Fund	\$4,823	\$87,000	\$91,823
50100	Airport Operations	\$99,980	\$582,900	\$682,880
	TOTAL ENTERPRISE FUNDS	\$16,645,801	\$18,343,588	\$34,989,389

INTERNAL SERVICE FUNDS

60300	Central Stores	\$14,513	\$14,000	\$28,513
60500	Workers Comp Retro Plan	\$0	\$0	\$0
60600	Self Insurance	\$970,768	\$5,500	\$976,268

	TOTAL INTERNAL SERVICE FUNDS	\$985,281	\$19,500	\$1,004,781
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FIDUCIARY:

TRUST & AGENCY FUNDS

70860	Cemetery Trust	\$1,511,552	\$45,000	\$1,556,552
70870	Private Trust	\$157,629	\$600	\$158,229
70880	Guaranteed Deposits	\$0	\$0	\$0

	TOTAL TRUST & AGENCY FUNDS	\$1,669,181	\$45,600	\$1,714,781
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	TOTAL FOR MEMORANDUM ONLY	\$25,063,938	\$46,515,444	\$71,579,382
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ESTIMATE OF REVENUES

FOR SUBMISSION TO THE BUDGET COMMISSION

**Hancock County
Budget Commission**

**City/Village of _____
Budget Year 2021**

This document must be adopted by the Council or other legislative body on or before July 15, and must be submitted to the County Auditor on or before July 20th. Failure to comply may result in loss of Local Government and Local Government Revenue Assistance allocations.

To the Auditor of Hancock County:

The following revenue estimates for the budget year beginning January 1, 2021 has been adopted by the Council or other legislative body and is herewith submitted for consideration of the Budget Commission.

Signed _____

Date _____

**CITY OF FINDLAY
GENERAL OBLIGATION DEBT
Budget Year**

2021

EXHIBIT IV

	PURPOSE OF BONDS AND NOTES	Date of Issue	Date Due	Ordinance or Resolution	Rate of Interest (Avg)	Amounts of Bonds and Notes Out- standing at beginning of budget year January 1 2021	BUDGET YEAR		
							Amount Required for Principal and Interest January 1 to December 31 2021	Amount Receivable from Other Sources to Meet Debt Pmts January 1 to December 31 2021	
Long Term Bonds	INSIDE 10 MILL LIMIT								
	2016 Cube, Diamonds, CR236 refunding '08	2016	07/01		2.57%	\$5,090,000	\$363,887	\$363,887	
	Energy Bond Series 'B'	2011	12/01		5.40%	\$447,984	\$95,499	\$95,499	
	Assessment Bonds Walks; Hnt Crk	2012	12/02		2.79%	\$42,000	\$22,172	\$22,172	
	TOTAL					\$5,579,984	\$481,557	\$481,557	

* If the levy is outside the 10 mill limit by vote enter the words "by vote" and the date of the election.
If outside the 10 mill limit without a vote, enter the reference to the statute under which the levy is exempt from

ESTIMATE OF REVENUES
For Submission To Budget Commission

EXHIBIT I

City/Village of: _____

Date: _____

PURPOSE	CURRENT YEAR 2020	BUDGET YEAR 2021
GENERAL FUND		
Balance, January 1st		
REVENUES:		
Real Estate Tax		
Municipal Property Tax		
Other Local Tax		
Total Local Taxes		
Intergovernmental Revenues (State Shared Taxes & Permits):		
Local Government		
Cigarette License Fees		
Liquor and Beer Permit Fees		
Gasoline Tax		
Rollbacks (Homestead, 10%, 2.5% & PP)		
Other State Shared Taxes and Permits		
Federal Grants or Aid		
State Grants or Aid		
Other Grants or Aid		
Total Intergovernmental Revenues		
Other Revenue:		
Fees/Charges for Services		
Fines, Licenses and Permits		
Miscellaneous Other Revenues		
Total Other Revenues		
Other Financing Sources:		
Proceeds from Sale of Debt		
Transfers		
Advances		
Other Sources		
Total Other Financing Sources:		
Total Revenue		
Total Balance and Revenue		

ESTIMATE OF REVENUES

For Submission To Budget Commission

EXHIBIT III

City/Village of: _____

Date: _____

Fund No.	FUND NAME (List all funds individually unless reported on EXHIBIT I or EXHIBIT II)	Estimated Unencumbered Balance, January 1st	Budget Year Estimated Revenue	Total Balance and Revenue
GOVERNMENTAL FUND TYPES				
Special Revenue Funds				
Total Special Revenue Funds				
Debt Service Funds				
Total Debt Service Funds				
Capital Projects Funds				
Total Capital Projects Funds				
Permanent Funds				
Total Permanent Funds				
TOTAL GOVERNMENTAL FUND TYPES				

ESTIMATE OF REVENUES

For Submission To Budget Commission

EXHIBIT III

City/Village of: _____

Date: _____

Fund No.	FUND NAME (List all funds individually unless reported on EXHIBIT I or EXHIBIT II)	Estimated Unencumbered Balance, January 1st	Budget Year Estimated Revenue	Total Balance and Revenue
PROPRIETARY FUND TYPES				
Enterprise Funds				
Total Enterprise Funds				
Internal Service Funds				
Total Internal Service Funds				
TOTAL PROPRIETARY FUND TYPES				
FIDUCIARY FUND TYPES				
Private Purpose Trust Funds				
Total Private Purpose Trust Funds				
Investment Trust Funds				
Total Investment Trust Funds				
Agency Funds				
Total Agency Funds				
TOTAL FUDICIARY FUND TYPES				
TOTAL FOR MEMORANDUM ONLY				



HANCOCK COUNTY BUDGET COMMISSION

J. Steve Welton, Chairman
Phillip Riegler, Vice Chairman
Charity Rauschenberg, Secretary

COURTHOUSE • 300 S. MAIN STREET • FINDLAY, OHIO 45840
PHONE (419) 424-7021 • FAX (419) 424-7825

To: All Hancock County Treasurers and Fiscal Officers
From: Charity A. Rauschenberg, Hancock County Auditor, and Secretary to the Board
Date: May 29, 2020
Subject: Estimate of Revenues, Expiring Levies, and Budget Commission Hearings

Estimate of Revenue

Enclosed is your Estimate of Revenues for submission to Budget Commission. Please prepare two copies of this form and submit to the County Auditor on or before July 20, 2020.

Expiring Levies

As required by law, we are to notify districts of tax levies that will be expiring in the current tax year. The earliest these levies can be brought before the voters will be in the November, 2020 general election. A separate document is enclosed with the specific levy information if it applies to your entity.

Hearings

The Hancock County Budget Commission continues to waive the requirements of ORC section 5705.28 as previously adopted in 2003. However, the Budget Commission will be setting dates in August for hearings for all taxing districts. We would like to discuss your district activities and what your plans are for the future.

If you have any questions regarding your Estimate of Revenues/Budget, expiring levies, or Budget Commission hearings, please contact Diane Rowland in the Auditor's office at 419-424-7021.

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, July 9, 2020 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-03-2020 filed by Kim Hamilton and others to vacate an east/west alley running east from Hurd Avenue to the first north/south alley.
2. APPLICATION FOR CONDITIONAL USE #CU-01-2020 filed by Ashley and Ronnie Romero, 425 Mona Ln., Findlay to operate a salon from their residence.
3. APPLICATION FOR CONDITIONAL USE #CU-03-2020 filed by Fort Properties, LLC, 16209 Forest Lane, Findlay OH for a contractor's office and storage for Findlay Blasting Inc to be located on Glessner Avenue.
4. APPLICATION FOR SITE PLAN REVIEW #SP-15-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street for an additional 18,628 square foot stone parking lot at the County Fairgrounds.
5. APPLICATION FOR SITE PLAN REVIEW #SP-16-2020 filed by Nickolas Asset Management, 409 S Main Street, Findlay for 13 storage unit buildings to be located at 3640 Marathon Way.
6. APPLICATION FOR CONDITIONAL USE #CU-02-2020 filed by Recovery Institute of Ohio, LLC, 1019 Pierce Street, Sandusky, OH for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, June 11, 2020 – 9:00 AM

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 Christina Muryn
Jackie Schroeder
Brian Thomas
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Judy Scrimshaw, Development Services Planner
Erik Adkins, Flood Plain/Zoning Supervisor

GUESTS:

Dan Stone, Jake Toner, Todd Jenkins, Tom Shindledecker,
Lou Wilin, Jane Rettig, Jeff Fort, Dave Zehender, Todd
Boehler, Ashley Boehler, Erik Adkins, Kelsey Corbet

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
Dan Clinger
Jackie Schroeder
Brian Thomas
Dan DeArment

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 May 14, 2020 meeting. Jackie Schroeder seconded. Motion carried 5-0-0.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2020 filed by Eric Bibler, 1020 Adams Street to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

CPC STAFF**General Information**

This request is located off the north side of Adams Street. It is the first north/south alley east of Glessner Avenue. The neighborhood is zoned R-3 Single Family Small Lot. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The property owner is requesting to vacate this narrow alleyway in order to repair a garage. The alley is only 8' wide and as such is not suitable for through traffic. He has stated that the garage has been hit by cars in the past trying to get through.

The vacation will only run from Adams Street to the intersection with the first east/west alley to the north. The rest of the alley to the north is used as access for an apartment building.

The property owner on the east side of the alley has signed and agreed with the request.

Staff Recommendation

CPC Staff recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2020 filed to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-02-2020 filed to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.

MOTION

Christina Muryn made a motion to recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-02-2020 filed by Eric Bibler, 1020 Adams Street to vacate the first alley east of Glessner Avenue running north from Adams Street between 1020 Adams Street and 934 Adams Street.**

2nd: Dan DeArment

DISCUSSION

Dan DeArment asked where the garage we are talking about is located. Erik Adkins reported that it has already been torn down. He wants to rebuild it and it is only one foot from the property line. He needs three feet.

Dan Clinger commented that he knows you can park in the right-of-way, but is storage prohibited. He stated that there is a trailer and car there and wondered if they could be removed. They are in front of the house. Judy Scrimshaw replied that that is a police issue when in the street. Someone would have to file a complaint with the police department. Christina Muryn stated that if it is broken down and considered a junk vehicle, there are a number of ways to address that.

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

2. PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.

CPC STAFF**General Information**

This request includes three (3) lots at the southeast corner of Morey Avenue and Madison Avenue. It is zoned R-2 Single Family Medium Density. To the north and east is also zoned R-2. To the south and west is zoned C-2 General Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

One lot is vacant and two (2) have existing rental homes on them.

Staff Analysis

The applicant is proposing to rezone these lots in order to combine them with the three (3) directly to the south in order to make one buildable lot for a commercial user. The three (3) lots facing Trenton Avenue are currently zoned C-2 General Commercial.

Prior to the Findlay Zoning Ordinance rewrite in 2012, this area was in an overlay district created along this section of Trenton Avenue from Morey to N. Main Street. It was considered a “periphery business area” in that plan which could allow for retail, office, service businesses, etc. to expand there. The overlay was not really used and was deleted in the zoning rewrite.

The frontage lots on Trenton Avenue are only in the range of 120' to 132' deep and not conducive for any type of Commercial development without some additional depth.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.**

DISCUSSION

Jake Toner with Tuckerman Development came forward to represent the request. They are a development company out of Chattanooga TN and they work with national tenants. This is a retail company that wishes to locate here. Mr. Toner confirmed that the frontage lots on Trenton Avenue are too shallow to do any development and that is why they are asking to rezone the land to the north. They have the lots under contract at this time.

Dan Clinger asked if this is going to be one building. Mr. Toner replied yes. It will be one tenant with a single building and parking lot. Mr. Clinger asked if there will be screening between the commercial and the residential. Matt Cordonnier replied that we have requirements for screening between commercial and residential uses. That will be handled at the time of a site plan review. We cannot put any conditions on a request for zoning.

Christina Muryn stated that she is in support of this. She would like to see that Trenton Avenue corridor get cleaned up and redeveloped.

MOTION

Dan DeArment made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-06-2020 filed to rezone Lots 6165-6167 in the Howard Addition (Madison Avenue) from R-2 Single Family Medium Density to C-2 General Commercial.**

2nd: Christina Muryn

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

3. APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 filed by Fort Properties LLC, 16209 Forest Ln, Findlay for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.

CPC STAFF

General Information

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

Parcel History

The site was a parking lot for a former night club.

Staff Analysis

The applicant proposes to construct a 72' x 100' commercial building on a 1.363 acre parcel. An office, rest room and utility room will be located in the southeast corner of the building. The rest of the square footage will be used for vehicle storage.

The building meets all required setbacks. The height at the peak of the building is 29'-3" which is well below the maximum 60' height permitted.

There is no new lighting proposed for the site. Foundation planting is indicated on the site plan. The front of the parcel has a row of arborvitae separating it from the sidewalk along Glessner. All other sides of the lot abut commercial properties (retail to the north, storage units to the west and retail to the south) and do not require screening.

This parcel has no curb cuts of its own. It appears that they will use a cut north of the property. A recorded easement of access, if not already in existence, should be drawn up. Twenty (20) feet of new asphalt is proposed around the building perimeter. The rest of the parcel appears to remain as the old asphalt surface except for a 42' x80' grass swale with a few trees proposed in the northwest corner of the lot.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.**

ENGINEERING

Access –

Will be from the existing drive coming off of the west side of Glessner Ave. The existing driveway is proposed to be widened out to the north roughly 17.3 LF

Sanitary Sewer –

A new sanitary sewer lateral is proposed to come off the south side of the building and tie into the existing 8-inch sanitary sewer that is on the west side of Glessner Ave.

Waterline –

A new water service is proposed to come off of the south side of the building and tie into the existing 6-inch WL that is on Glessner Ave. Before construction starts, the water service size will need to be identified to the Engineering Department.

Stormwater Management –

The flood storage volume for the redeveloped area will be increased slightly as well as a decrease in the impervious area.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

Permits Needed Before Construction Starts:

- Street Opening- 1 EA
- Curb Cut (22 LF)- 1 EA
- Sidewalk (6LF)- 1 EA
- Sanitary Sewer Service- 1 EA
- Water Service Tap- 1 EA

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue.**

DISCUSSION

Engineering commented that they will need to know the size of the water service they want in order to calculate the appropriate fee for that connection.

Dr. Mark Boehler, owner of a Physical Therapy practice at 1101 W Main Cross Street, came forward to speak. He stated that his wife, Ashley, runs a salon and day spa out of the same building. Dr. Boehler stated that his first concern is the potential use of their driveway for access to the new building. He said that they don't have a written agreement for a shared access here nor do they want one based on the uncertainty of traffic volume, wear and tear and maintenance. He further commented that the expansion of the entry of 17' to the north would also cut into parking spaces on their lot.

Dr. Boehler commented that the building itself is not a concern, but what might go into it is. Findlay Blasting specializes in blasting and drilling. They use explosive materials. He stated that his office specializes in health and natural services. He stated that they have one of the nicest day spas that Findlay has to offer. They take pride in the atmosphere they provide. Quiet and tranquility are key for the optimal experience in their building. Surrounding businesses near them also contribute to a nice quiet atmosphere. He fears new noise pollution, increase in traffic (large trucks on the street) and safety hazards if they house any explosive materials. Matt Cordonnier replied that we had questioned whether there could be any explosives on site early in the review process. The State and Federal government do not allow for the storage of any explosive on site. This is very heavily controlled. He understands that when they go to a site to do blasting, the materials are delivered to the site.

Jeff Fort came forward as part owner of Findlay Properties which is the applicant. Mr. Fort stated that explosives are very highly regulated. They cannot put anything explosive in a vehicle nor store it here. Much is stored out at a facility on CR 140. Mr. Fort commented that they will be storing a large rock drill here. It is currently out on a site at Marblehead. It will come back somewhere around November and get stored here until spring when it will once again be taken to site. His son will probably be there with his pick-up and perhaps his own vehicle. Mr. Fort pointed out a 16' wide easement on the south line of the property. Their access would be there. They would put the drill at the west end of the building and there is plenty of room to go back out again in their easement. It is a large open parking lot area now that could house a building double the size they are proposing. Mr. Fort pointed to the flood zone and stated that they are hollowing out the area in the northwest corner and planting trees there and will use that dirt where needed on the site to build.

Matt Cordonnier asked if there is any intention of going through the access point north on the Boehler's property. Mr. Fort replied that he had intended to get with Dr. Boehler to discuss about a possible easement. It could be easier to come in one way and pull out the other. But if they can't reach an agreement, they will just use the south side.

Jackie Schroeder asked how much daily traffic he expected for the site. Mr. Fort replied that it would essentially be zero. He said he would be surprised if anything goes in and out of there once a week. It would not even be the office traffic normally as his son is out and gone at 4 a.m. to job sites. He may go in and out himself once in a while.

Dan DeArment asked if Staff had any issues with accessing the property from the south. Ms. Scrimshaw stated that as long as they have an easement there is no problem.

Dan Clinger noted that the access doors are on the north and south sides. He thought there would be an issue if the equipment is on a flatbed trailer of maneuvering that direction. Mr. Fort replied that they got the turning radius for a low boy and superimposed it on here to make sure it would work. Mr. Clinger stated that when he visited the site, there were vehicles that entered the north drive and cut through to the storage units to the west. Mr. Clinger stated that perhaps there would be reason to fence that side and gain some control of where people get access. Mr. Fort stated that he sees vehicles parked around the lot also. It is difficult to know where the actual property lines are in the lot.

Mr. Fort stated that they would probably take the drill off the trailer and move it around. It will turn on a dime by itself.

Dan Clinger commented that the arborvitae out front overhang the sidewalks quite a bit and need to be trimmed. Some are starting to die also.

Dan Clinger asked if the easement to the south was public. Ms. Scrimshaw noted that it is probably only between the adjoining properties.

The owner of the storage buildings, Jane Rettig, came forward to speak. She asked who owned the easement to the south. She was under the impression that she did. She thought they had given permission to the night club area to use it so when someone purchased it they had access. She had paved it recently. Ms. Scrimshaw replied that she owns the land there as part of the lot with the storage buildings on it. There may be an easement in there to allow the adjoining property to cross her lot. Ms. Rettig asked if she is responsible for the upkeep. Mr. Cordonnier replied that she is unless there is specific language in the easement to share it.

Dave Zehender, 325 Glessner, stated that he lives across the street from the site. Mr. Zehender stated that he did not think they needed a building like this in the neighborhood. He thinks there is plenty of room out on CR 140 that is available. He doesn't want the traffic in the neighborhood. They say it won't be, but once their feet are in the door, who's to stop them from doing other things. Mayor Muryn thanked him for his comments, but reminded him that the current zoning is C-2 and legally they can build there. They are making sure it can meet requirements of the zoning code. Matt Cordonnier replied that it could be a McDonald's or a gas station or a retail store. The C-2 designation would allow for uses which would generate much more traffic. We are considering this as a contractor's building. There is an office, and interior storage only. Exterior storage is not permitted in C-2. Mr. Cordonnier stated that he finds comfort in knowing it is much less traffic than a restaurant or retail. Mr. Zehender stated that years ago, Wolfie's Nuts sat up in that area. Mr. Zehender said he still feels that that type of building is not needed there and should be out in the country. Mayor Muryn asked Mr. Zehender what he would rather see here. He said it wouldn't matter, he just doesn't want dynamite there. They say there won't be, but who knows. Ms. Muryn commented that that industry is very restricted by law. She stated that she would be comfortable if she lived across the street that there would not be dynamite on the premises because of the restrictions and oversight that goes with it.

Dan Clinger replied that he can understand Mr. Zehender's concerns because we only have a brief description of what takes place there. While that may their only purpose that is not to say that somewhere down the line the building can change hands. But it is a C-2 property and we are looking at it to see if meets zoning regulations and we try to protect the neighborhood as best we can.

Mark Boehler came forward again to speak. He stated that he thought when they bought the land that the north drive (on their property) was also an easement which went back to the storage units. If so, he doesn't know how they can put dirt and trees in the corner. Mr. Fort stated that he is sorry he doesn't know more since he was the seller's lawyer when Dr. Boehler bought the property.

He stated that he is unsure what the width of that may have been. Mayor Muryn commented that if the easement exists, any work done will have to comply with that easement. Dr. Boehler asked if there is any way to get some kind of divider there to reduce the use of his property by others. Ms. Muryn stated that since the zoning districts are the same there is no legal requirement to make them install something. She commented that she felt the Forts would be amicable to working out something if there is a concern.

Mr. Fort replied that he can't impress enough on the neighbors how minor the traffic will be here. He commented that if they were in the building once in two weeks, he would be surprised. The drill will only go in or out once or twice per year. He said there is much more traffic in and out of Wolfie's in an hour than they will do in a month.

Dan Clinger asked about the Engineer comments on permits needed. There was a curb cut and sidewalk listed. Would that only be if they do something to need that? Ms. Scrimshaw replied that it is probably because they showed a widening of the north access point on the drawing. Brian Thomas replied that that won't be needed if they do not alter that drive.

Ashley Boehler, salon owner at 1101 W Main Cross, came forward. That drive is on their property and would take away some footage and parking spots. Judy Scrimshaw replied that they cannot do anything on their property without their permission. Ms. Boehler replied that they were stunned because it was shown on this plan. Dan DeArment asked Mr. Fort why that is on the plan. Todd Jenkins explained that at the time they were doing a plan they had discussed it so it was included in the plan. The discussion between the owners had not happened however, and the plans were drawn and submitted already. Obviously, the Forts cannot touch that curb cut without an agreement for an easement. Mr. Cordonnier said he would like to know the status if there is any, for an easement to go back to the storage units. It would seem the landscaping in that corner could interfere with it if it does exist. Any approval should be contingent on any easements. Dan Clinger asked if it would be better to table the plan until that is determined. Brian Thomas replied that if it is a conditional approval, when they apply for their zoning permit, Judy Scrimshaw, Engineering and Zoning has to sign off on it. Any Conditions have to have been met before that happens or they will not get their permits. If this is tabled, you hold them up another month for something that they could get to us next week and we can take care of administratively.

MOTION

Christina Muryn made a motion to recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-11-2020 filed by Fort Properties LLC for a proposed 7200 square foot commercial building for storage and office for Findlay Blasting Inc. to be located on Glessner Avenue subject to the following condition:**

- **Appropriate approval of any easements and accesses.**

2nd: Dan Clinger

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

4. APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 filed by the Hancock County Commissioners, 514 S Main Street, Findlay for a Court building and associated parking to be located at 209 W Main Cross St, Findlay.

CPC STAFF

General Information

This site is located on the south side of W. Main Cross Street between S. Cory Street and the first north/south alley to the west. It is zoned C-3 Downtown Commercial. All surrounding parcels are also zoned C-3. The parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Downtown.

Parcel History

The site is currently a parking lot.

Staff Analysis

The County Commissioners propose to build a two-story 26,341 square foot court building on the parcel located between S. Cory Street and the first north/south alley to the west. It will house Probate, Juvenile and Domestic Relations courts.

The C-3 Downtown District does not have any minimum setbacks for a building nor any required parking.

The layout has accesses from S. Cory Street as well as the alleyways on the west and south sides. It appears that there will be two way traffic in the drive aisle between the two rows of parking stalls. Ingress and egress will be from the alley to the west which is one-way south and S Cory Street on the east side which is one-way north. It appears that the row of parking stalls at the very south end along that alley will have to back out into the alleyway. That alley is one-way from west to east and is currently heavily traveled. Section 1161.1.11.4 C states that parking areas shall be designed to prevent vehicles from maneuvering in public right-of-way. It look as though there is only approximately 4.5' between the rear of these parking stalls and the right-of-way for the alley which is not enough space to maneuver a vehicle in and out of the stalls. The plan also shows an arrow indicating that vehicles pulling out of that parking row might be able to head west and turn north to go into the next driving aisle. Again there is only about 4.5' between the lined out area and the alley right-of-way which is one-way south.

The only landscaping required in C-3 is for parking lots. The parking area does not front on W Main Cross so there is no perimeter landscaping/fencing required. There are trees and a planting bed provided in the bump outs as required. The applicant has also provided foundation plantings on the north and west sides and some lawn areas on the north, east and west sides of the building. The building facades are a mix of cut stone and smooth block. The design, although very modern in contrast to a historical courthouse and post office, will blend in with the newer Municipal Building, Jail and Performing Art Center. The front (Main Cross side) and east side (S Cory Street) have a low masonry wall with a decorative black metal fencing behind the sidewalks.

The mechanical and dumpster area on the south side of the building is enclosed with a masonry enclosure matching the building.

The maximum height for parking lot light poles is 25'. I could not find the specifications for the proposed lighting. The photometric plan shows the foot candle levels along W Main Cross and S Cory at or below the standards. The readings are high on both alley sides.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 for a Court building and associated parking to be located at 209 W Main Cross St, Findlay subject to the following conditions:**

- **Coming up with a remedy for all the apparent traffic flow issues related to the proposed parking lot.**
- **Lighting details and resolution of the high readings**

ENGINEERING

Access-

Will be from the drives coming off of Cory Street and the west alley.

Sanitary Sewer –

A new sanitary sewer is proposed to be run to the sanitary sewer on W. Main Cross. There is an existing 10-inch sewer that is located in the alley south of the building, if feasible the Engineering Department would like to see the sanitary lateral run to the sewer on the south side of the property. The Engineering Department will work with the consultant to see if the sewer is feasible.

Waterline –

Engineering would like to see if something can be done so that there will not be 2 long services as part of this project. By moving the dumpster slightly, it could be possible to run a 6-inch line to the SW corner of the building and then pull the water services off of that line. This would also allow for a fire hydrant to be added at the rear of the building. Engineering will work with the consultant and fire department on this matter.

Stormwater Management –

Due to the proposed development the amount of impervious area will be decreased, so no new storm detention is required.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

General Items-

- All pavement markings within the Right of Way shall be Thermoplastic type paint.
- Would like to see the alley on the south side of the property remain one way to the east.
- With the way the layout is proposed some additional signage will need to be added to the SW corner of the alley intersection. Engineering can work with the consultant to determine the proper signage and location.

Recommendations:

- Approval of the Site Plan

Permits Needed Before Construction Starts:

- Street Opening- 1 EA
- Curb Cut/ Drive- 1 EA
- Sidewalk - 1 EA
- Sanitary Sewer Tap- 1 EA
- Storm Sewer Tap- 1 EA
- Water Service Tap- 2 EA

FIRE PREVENTION

Add an additional hydrant on W. Main Cross side of building
FDC must be located on street side of building

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 for a for a Court building and associated parking to be located at 209 W Main Cross St, Findlay subject to the following conditions:

- Coming up with a remedy for all the apparent traffic flow issues related to the proposed parking lot. (CPC STAFF)
- Lighting details and resolution of the high readings (CPC STAFF)
- Working with Engineering on sewer details (ENG)
- Working with Engineering on long waterline runs (ENG)
- Add an additional hydrant on W. Main Cross side of building (FIRE)
- FDC must be located on street side of building (FIRE)

DISCUSSION

Judy Scrimshaw noted that she did receive some information after the write up was completed on the lighting. The light poles will be just under 22' in height which meets the standards.

Brian Thomas stated he did talk with the Safety Director, Police and Fire Chiefs about the proposed traffic flow. Police said they did not see anything they couldn't live with. There are some concerns that there could be conflicts with people trying to come and go near the sally port. If police are trying to get out with lights and sirens, there is some concern with issues. Fire said it will be tight to get a ladder truck back there, but it is that way with most downtown buildings. Mr. Thomas noted his concerns with traffic flow inside the parking lot area, garbage trucks, etc.

Matt Cordonnier noted that this plan did go before the Design Review Board last evening. They approved with one condition. The Board commented on the west face of the building. They were concerned with this being on the "front door to Findlay" when coming from I-75 that this side is where police escorted persons were brought in and out. We have that on Main Street now for the Courthouse. Since it is a new build we can perhaps not have to have that same visual. Since the building has been under design for so long, and of course they don't want this in the public side of the building, the recommendation was for some type of narrow screening be installed to block that view.

Ms. Muryn stated that she didn't think the sheriff would necessarily want a lot of barriers where potential prisoners may be going in and out, but she thinks this can be figured out. Ms. Muryn also stated that she knows that the judges have had concern in the past on so much glass area on the buildings where people may have access. Kasey Corbet with Garmann Miller stated that that was discussed with all the judges present as well as Sheriff Heldman. They did not raise any concerns with the glass at the entry way and public areas. They took many precautions with the judges' chamber areas and such. They do have some daylight, but windows don't start until 5 feet above finished floor.

Mayor Muryn asked if they ever thought about flipping the building over to address the concerns brought up by the Design Review Board. The entry corner would present a beautiful visualization coming down Main Cross Street. Ms. Corbet said they did discuss it briefly however, the fact that Domestic Relations Court will be in the building and there will be staff traffic between the Courthouse and this building which is much easier from that side. There would also be public that would move between the buildings.

Dan Stone reported that he had conversations with Brian Thomas about the utilities. Records of the sanitary down the alley are vague. They will work with Engineering on the sewer and water. They are able to move the fire services to the north side of the building and locate the FDC there. They will work with Engineering and the water department on how they need to get the lines there.

Mr. Stone stated that both he and Garmann Miller took a look at the access points when they received the comments from Staff. They did not want to submit a variety of plans before hearing from Engineering, the Safety Director and Traffic Commission. They want to work with the Administration and come up with the best way to circulate traffic. They want to maximize the number of parking spaces they can supply.

Dan Stone commented in regard to the screening that Mr. Cordonnier had spoken about for the west side of the building. He pointed out to the location of the detainee entrance. It is not the door that Mr. Cordonnier had thought it was. He asked if the screening was the issue or the taking of a detainee from the vehicle up to the door. They may be able to do some soft landscape screening to break up that visibility coming from the west. Mr. Cordonnier replied that it's not the police cars being parked there, it's the visual of someone new driving into town and they see prisoners being ushered by. Mr. Stone replied that it might work out well. Mr. Cordonnier replied that in a way it is worse by location, but easier to fix. Matt stated that his only concern about landscaping is that normally when it is installed it is not large enough to do the job. Mr. Stone replied that if they get some 5 foot arborvitae as opposed to the 2 -3 footers often used in early landscaping they can accomplish that screening. He can work with this Board as well as Design Review to come up with a plan.

Christina Muryn requested that they take a look at perhaps having the same light posts along W Main Cross in front of the building as are on S Main Street. She would like to see this continue out W Main Cross over time.

Dan Clinger commented that if the parking is one way in and out and angled it would facilitate a better traffic flow. They could rework the trash area. Mr. Stone replied that the pattern for a trash truck could be difficult.

Dan DeArment asked who parks in the existing lot now and where will they go in the future if this building is built. Matt Cordonnier replied that County employees park here as well as some City ones. It is not general public parking during business hours. He stated that the question was asked last night if the County has an agreement with the Performing Arts Center as the City does to allow employees to park in a portion of their lot. Mayor Muryn stated that she believed they did. The county also has a lot near the library on Front Street that is typically empty. Although they will be losing parking here, within a block or block and a half there is sufficient parking available. Dan Stone commented that they also own parking beside the library on Main Cross Street. Matt Cordonnier noted that this will not make parking worse for your average person coming downtown. County employees may have to walk a little further to get to their offices.

MOTION

Christina Muryn made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-12-2020 filed by the Hancock County Commissioners, for a Court building and associated parking to be located at 209 W Main Cross St, Findlay subject to the following conditions:**

- **Coming up with a remedy for all the apparent traffic flow issues related to the proposed parking lot. (CPC STAFF)**
- **Lighting details and resolution of the high readings (CPC STAFF)**
- **Working with Engineering on sewer details (ENG)**
- **Working with Engineering on long waterline runs (ENG)**
- **Add an additional hydrant on W. Main Cross side of building (FIRE)**
- **FDC must be located on street side of building (FIRE)**
-

2nd: Dan Clinger

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

ADJOURNMENT

Christina Muryn
Mayor

Brian Thomas, P.E., P.S.
Service Director

Office of the Mayor

Christina M. Muryn

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.
Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

July 1, 2020

RE: 2020 Annual Sewer and Manhole Lining Program
Project No. 35600600

Dear Council Members:

Previously an amount of \$1,000 had been appropriated to the project for plan design and bidding. It has taken a little more time than I anticipated to get the plans ready for bidding. I am requesting an additional \$2,500 be appropriated so that the drawings can be finalized and the project bid.

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

FROM: Sewer Fund	\$2,500
TO: 2020 Annual Sewer and Manhole Lining Program Project No. 35600600	\$2,500

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

Sincerely,


Brian Thomas
Service Director/Acting City Engineer

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

Office of the Mayor

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

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

July 1, 2020

RE: 2020 Street Preventative Maintenance, Project No. 32800200 and
2020 Sidewalk/Accessible Ramps, Project No. 32801700

Dear Council Members:

I would like to take a portion of the June allocation to the Capital Improvements Restricted Account and appropriate it into these projects. This will allow the street department to continue their efforts to maintain the City's existing roadway system.

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

FROM: CIT Fund – Capital Improvements Restricted Account	\$150,000
TO: 2020 Street Preventative Maintenance, Project No. 32800200	\$140,000
TO: 2020 Sidewalks/Accessible Ramps, Project No. 32801700	\$10,000

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

Sincerely,


Brian Thomas
Service Director/Acting City Engineer

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

Office of the Mayor

Christina M. Muryn

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.
Safety Director

Brian A. Thomas, P.E., P.S.
Service Director

Honorable City Council
Findlay, OH 45840

July 1, 2020

RE: Annual Street Resurfacing/Curb Repairs 2020
Project No. 32894500

Dear Council Members:

By authorization of Ordinance No. 2020-006, a bid opening was held for the above-referenced project on February 5, 2020. Bids were received from three (3) potential contractors with bid amounts ranging from \$476,599.68 to \$528,414.75. The lowest and best bid was received from Helms and Sons Excavating of Findlay, Ohio.

This is the asphalt portion of the annual street resurfacing that the City bids out annually. The concrete portion of the work has already been appropriated and the work is underway. At this time, an appropriation for construction, inspection and a contingency is needed to complete the project.

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

FROM: CIT Fund – Capital Improvements Restricted Account \$500,000

TO: Annual Street Resurfacing/Curb Repairs 2020 \$500,000
Project No. 32894500

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

Sincerely,



Brian Thomas
Service Director/Acting City Engineer

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

City of Findlay

Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
 318 Dorney Plaza, Municipal Building Room 115
 Telephone: 419-424-7133 • Fax: 419-424-7410
findlayohio.com/incometax

Christina Terry Muryn
Mayor

Andrew Thomas
Tax Administrator

Monthly Collection Report to Findlay Council

June 2020

Total collections for June 2020: \$1,692,459.23

	2020	2019	Variance
	<u>Year-to-date</u>	<u>Year-to-date</u>	
Withholders	10,314,332.68	10,257,951.65	56,381.03
Individuals	1,312,875.33	1,996,658.10	-683,782.77
Businesses	<u>1,041,001.90</u>	<u>1,927,550.37</u>	<u>-886,548.47</u>
Totals	12,668,209.91	14,182,160.12	-1,513,950.21 -10.68%

Actual & Estimated Past-due Taxes

Withholders	672,569.65
Individuals	2,838,479.12
Businesses	<u>202,390.88</u>
Total	3,713,439.65

Actual and Projected Revenue

	2020	Percentage	Amount	Percentage	2020
	<u>Actual</u>	<u>of Projection</u>	<u>to Meet</u>	<u>to Meet</u>	<u>Projected</u>
	<u>Year-to-date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	<u>Year End</u>
Withholders	10,314,332.68	54.29%	8,685,667.32	45.71%	19,000,000.00
Individuals	1,312,875.33	47.74%	1,437,124.67	52.26%	2,750,000.00
Businesses	<u>1,041,001.90</u>	47.43%	<u>1,153,998.10</u>	52.57%	<u>2,195,000.00</u>
Totals	12,668,209.91	52.91%	11,276,790.09	47.09%	23,945,000.00

Refunds Paid

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	1	42	244.40	13,598.40
Individuals	58	605	27,782.66	232,598.01
Businesses	<u>8</u>	<u>49</u>	<u>3,483.81</u>	<u>53,507.75</u>
Totals	67	696	31,510.87	299,704.16

Transfers of Overpayments

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	0	3	0.00	150.22
Individuals	131	659	16,957.78	134,679.50
Businesses	<u>43</u>	<u>321</u>	<u>14,789.47</u>	<u>198,083.07</u>
Totals	174	983	31,747.25	332,912.79



Andrew Thomas, Administrator

7-1-20

Date

Findlay Income Tax Department

Monthly Collections Report

Wednesday, July 1, 2020

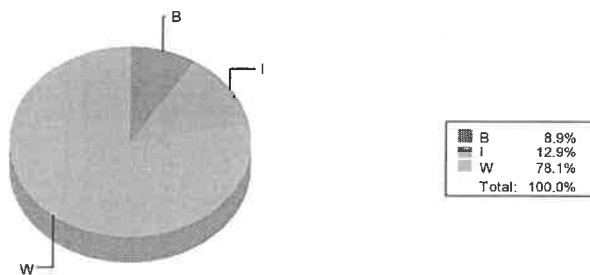
12:51:08PM

For Period June 1, 2020 through June 30, 2020

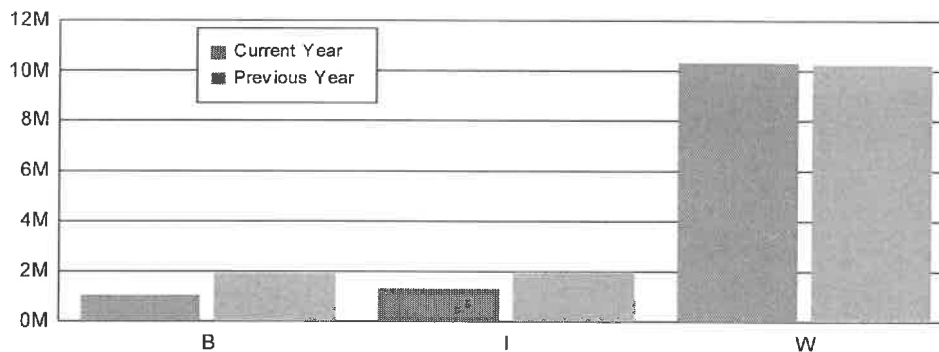
City of Findlay

Account Type	Monthly Total	2020 Year to Date	2019 Year to Date	Increase (Decrease)	% Change	2020 Month to Date	Previous Year(s) Month to Date
W	1,322,600.64	10,314,332.68	10,257,951.65	56,381.03	0.55	1,319,757.16	2,843.48
I	218,448.61	1,312,875.33	1,996,658.10	-683,782.77	-34.25	86,757.81	131,690.80
B	151,409.98	1,041,001.90	1,927,550.37	-886,548.47	-45.99	139,535.78	11,874.20
Totals:	1,692,459.23	12,668,209.91	14,182,160.12	-1,513,950.21	-10.68	1,546,050.75	146,408.48

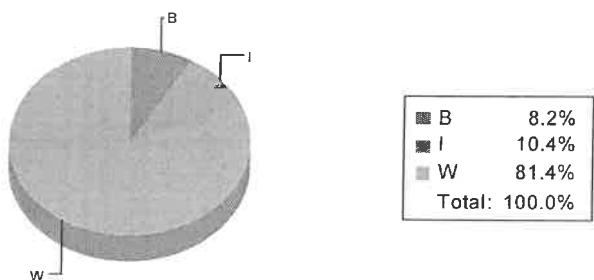
Monthly Collections by Account Type



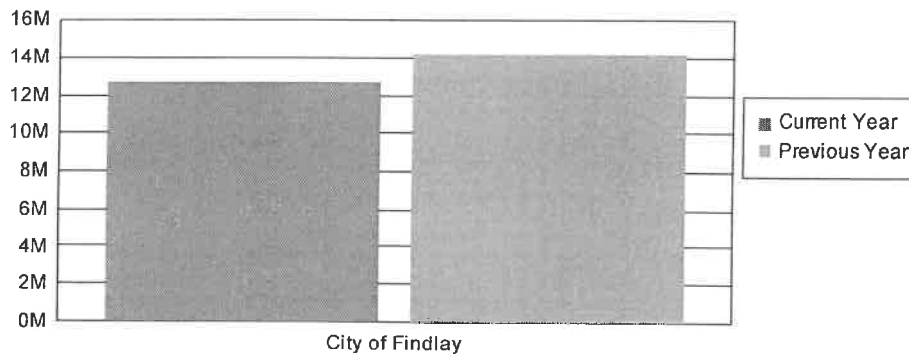
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



City of Findlay Income Tax Department

Christina Muryn
Mayor

Monthly Collection Report to City Council

For the Month of June 2020

	<u>Individuals</u>	<u>Businesses</u>
A. Month-to-date quantity:	<u>0</u>	<u>0</u>
B. Cumulative quantity:	<u>2</u>	<u>81</u>
C. Cumulative quantity with no filing obligations:	<u> </u>	<u>28</u>
D. Cumulative quantity with no tax liabilities:	<u> </u>	<u>19</u>
E. Quantity not required to make estimate payments:	<u> </u>	<u>4</u>
F. Quantity already making estimate payments:	<u> </u>	<u>13</u>
G. Cumulative quantity HB 49 Opt-in election:	<u> </u>	<u>1</u>
H. Quantity remaining (B – C – D – E – F – G):	<u>2</u>	<u>16</u>

For the remaining 2 individual and 16 business taxpayers (H), the aggregate reported estimate declarations, primarily for tax year 2019 expected to be paid on the extension request due date amount is \$ 582,380.00

House Bill 49 Municipal Net Profit Opt-in Information

Number of Businesses:	Month-to-date <u>0</u>	Year-to-date <u>349</u>
HB 49 .5 Percent Fees:	Month-to-date <u>76.93</u>	Year-to-date <u>228.38</u>



Andrew Thomas, Tax Administrator

7-1-20

Date



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

Brian A. Thomas, P.E., P.S.
Service Director
Paul E. Schmelzer, P.E., P.S.
Safety Director

June 30, 2020

Honorable City Council
City of Findlay, Ohio

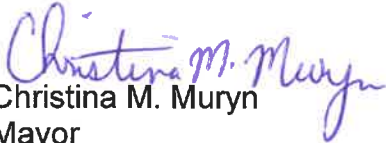
Dear Honorable Council Members:

As you may recall, the City's property and liability insurance policies expire in July of this year. The City was planning to bid these policies for the renewal period of July 2020-July 2024.

It is the recommendation of the City Auditor and the Mayor that the current insurance policies be extended for one year, expiring on July 20, 2021, and bid the policies next year.

Thank you for your consideration of this matter.

Sincerely,

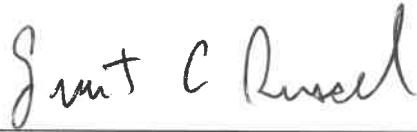

Christina M. Muryn
Mayor

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

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, June 23, 2020 to discuss a five (5) year Capital Improvement Plan Policy; a Minimum Reserve Balance Policy; and a Rainy Day Reserve Account via Resolution No. 018-2020.



Grant Russel, President of Council Pro-Tem

COMMITTEE OF THE WHOLE

DATED: June 23, 2020

START: 5 PM
END: 5:59 PM

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
JULY 7, 2020**

RESOLUTION NO. 018-2020 requires three (3) readings

second reading

(5 year Capital Improvement Plan/Rainy Day Reserve Account)

A RESOLUTION ADOPTING A FIVE YEAR CAPITAL IMPROVEMENT PLAN POLICY; A MINIMUM RESERVE BALANCE POLICY; AND A RAINY DAY RESERVE ACCOUNT AS PROMULGATED BY THE CITY AUDITOR'S OFFICE, AND REPEALING ALL RESOLUTIONS AND/OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-033 *(Airport hanger lease agreement)* requires three (3) readings

tabled after second reading on 4/7/20

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO NEGOTIATE AND ENTER INTO A NEW LAND LEASE AGREEMENT WITH THE BLANCHARD VALLEY PORT AUTHORITY FOR PURPOSES OF CONSTRUCTING A PROPOSED HANGER FACILITY AT THE FINDLAY AIRPORT FOR USE AND OPERATION BY MARATHON PETROLEUM CORPORATION.

ORDINANCE NO. 2020-054 *(lane light project)* requires three (3) readings

tabled after third reading on 6/16/20

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-068 *(1020 Adams St vacation)* requires three (3) readings

second reading

AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN ALLEY (HEREINAFTER REFERED TO AS 1020 ADAMS STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2020-069 *(253, 251, 0 Madison Ave rezone)* requires three (3) readings

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 253, 251, AND 0 MADISON AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY MEDIUM DENSITY" TO C2 GENERAL COMMERCIAL.

ORDINANCE NO. 2020-074 *(FAA FY2020 Taxiway Alpha Rehabilitation Project grant)* requires three (3) readings

second reading

AN ORDINANCE AUTHORIZING THE SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO EXECUTE THE NECESSARY GRANT APPLICATION(S) TO RECEIVE GRANT FUNDS FROM THE OHIO DEPARTMENT OF TRANSPORTATION OFFICE OF AVIATION FOR THE PAVEMENT REHABILITATION PROJECT OF THE CITY'S MAIN RAMP AREA, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2020-075 *(ODOT lease City's Airport Auxiliary bldg)* requires three (3) readings

second reading

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A LEASE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR LEASING OUT THE CITY OF FINDLAY'S AIRPORT AUXILIARY BUILDING LOCATED AT 1205 LIMA AVENUE, FINDLAY, OHIO, WAIVING FORMAL ADVERTISING AND BIDDING, 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

JULY 7, 2020

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JULY 7, 2020 MEETING.

RESOLUTIONS

020-2020 A RESOLUTION COMMENDING POLICE CHIEF JOHN DUNBAR FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

ORDINANCES

2020-076 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CONTRACT WITH HANCOCK-WOOD ELECTRIC COOPERATIVE, INC. TO LIGHT CERTAIN STREETS IN THE CITY OF FINDLAY, OHIO WHERE ITS SERVICES ARE AUTHORIZED, AND DECLARING AN EMERGENCY.

2020-077 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

2020-078 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

2020-079 AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

RESOLUTION NO. 020-2020

A RESOLUTION COMMENDING POLICE CHIEF JOHN DUNBAR FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

WHEREAS, John Dunbar, who served the City of Findlay, Ohio for twenty-seven (27) years as a dedicated loyal employee, retired effective July 3, 2020. John began his career with the Findlay Police Department as a full-time Police Officer on July 26, 1992. He was promoted to Sergeant on March 26, 2006, then to Lieutenant on May 28, 2010, and finally to Chief on Jun 28, 2017, a position he held until his retirement, and;

WHEREAS, John also served as a Field Training Officer, as a Detective for almost five (5) years, and was an Operator on the Emergency Response Team for fifteen (15) years, where he was a Team Leader, and a Team Commander. As Lieutenant, he supervised all three (3) divisions of the Police Department, and;

WHEREAS, John was recognized as Officer of the Month in November of 1994 and also in November 1995. He received the Officer of the Year Award for 1995, and;

WHEREAS, during his twenty-seven (27) years of service to the City of Findlay, Ohio, John has performed as an outstanding public servant in a loyal and dedicated manner to the citizens of the City of Findlay, Ohio through his responsibilities within the City of Findlay Police Department.

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

SECTION 1: That the said John Dunbar be and he is hereby commended for his long and loyal services to his City, and that this Council extends its best wishes to him upon his retirement from 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. 2020-076

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CONTRACT WITH HANCOCK-WOOD ELECTRIC COOPERATIVE, INC. TO LIGHT CERTAIN STREETS IN THE CITY OF FINDLAY, OHIO WHERE ITS SERVICES ARE AUTHORIZED, AND DECLARING AN EMERGENCY.

WHEREAS, the previous agreement with Hancock-Wood Electric Cooperative, Inc. is about to expire and it is the desire of the City to continue the street lighting contract so the area is serviced by said cooperative, and will continue to receive the benefits of street lighting, and;

WHEREAS, it is the desire of this Council to authorize the Mayor of the City of Findlay, Ohio to execute said renewal contract.

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 street lighting contract as presented by Hancock-Wood Electric Cooperative, Inc. to furnish street lighting services to those areas served by said cooperative, and to be effective July 1, 2020 is hereby approved by this Council and the Mayor of the City of Findlay, Ohio is authorized to execute said contract so that said services may continue on an interrupted basis to those areas in the City serviced by said cooperative.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize the execution of said contract so that it may be effective on July 1, 2020 so that services will continue on an uninterrupted basis,

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2020-077

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

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

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

FROM:	Sewer Fund	\$ 2,500.00
TO:	2020 Annual Sewer and Manhole Lining Program <i>Project No. 35600600</i>	\$ 2,500.00

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 the aforementioned project may proceed.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2020-078

AN ORDINANCE APPROPRIATING AND TRANSFERRING 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 and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 150,000.00
TO:	2020 Street Preventative Maintenance, <i>Project No. 32800200</i>	\$ 140,000.00
TO:	2020 Sidewalks/Accessible Ramps, <i>Project No. 32801700</i>	\$ 10,000.00

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 and transfer said funds so that the aforementioned project may proceed.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2020-079

AN ORDINANCE APPROPRIATING AND TRANSFERRING 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 and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 500,000.00
TO:	Annual Street Resurfacing/Curb Repairs 2020 <i>Project No. 32894500</i>	\$ 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 and transfer said funds so that the aforementioned project may proceed.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____