

Village of Bluffton Council Meeting Agenda

September 11, 2023 at 7:00 PM



Opening Ceremonies

Call to Order, Mayor
Johnson presiding

Pledge of Allegiance



Minutes

Approval of the minutes for the Village Council meeting held on Monday, August 28, 2023

Bills

Public Comment: Welcome Corps program – Amy Norris, Amy Kauffman

Committee Reports

Ordinance Committee: 08/31

Boards & Commissions

Board of Zoning & Building Appeals: 09/06

Pathway Board: 09/07

LEGISLATION

ORDINANCE NO. 08-2023

3rd Reading

AN ORDINANCE TO VACATE AN ALLEY AS REQUESTED BY MATTHEW AND HANNAH ALSPACH

ORDINANCE NO. 09-2023

2nd Reading

AN ORDINANCE TO VACATE A 15 FOOT SANITARY EASEMENT IN PARKVIEW OF BLUFFTON – PHASE IIB AS REQUESTED BY THREE S DEVELOPMENT

ORDINANCE NO. 10-2023

1st Reading

AN ORDINANCE TO VACATE A PORTION OF THURMAN STREET AND A PORTION OF AN ABUTTING ALLEY AS REQUESTED BY VILLAGE ADMINISTRATION

RESOLUTION NO. 28-2023

1st Reading

Emergency

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Village Administration Report:

Mayor:

Safety Services Reports:

-EMS-

-Fire Dept.-

-Police Dept.-

Meeting Dates (meetings held at the Town Hall unless otherwise noted*)

- Parks and Recreation – Monday, September 11th at 6:00 pm
- Village Council – Monday, September 11th at 7:00 pm
 - Public Hearing for Alley and Road Vacation in the Municipal Lot at 7:05 pm
- Tree Commission – Tuesday, September 12th at 7:00 pm
- Joint Finance, Personnel, and Safety Services – Wednesday, September 13th at noon
- Village Council – Monday, September 25th at 7:00 pm

Public Comment

Adjournment – Motion and Second

Village of Bluffton – Regular meeting August 28, 2023, at 7:00 p.m.

Mayor Johnson presiding. Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia present.

Cupples motioned, seconded by Kingsley, to approve the minutes from the regular council meeting held on August 14, 2023. Roll Call: Yes (5) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, and Steiner. No (0), Abstain (1) Talavinia, motion approved.

Steiner motioned, seconded by Talavinia, to approve the bills as presented. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

The Village Administrator gave the following readings:

2nd Reading:

Ordinance 08-2023 – An Ordinance to vacate an alley as requested by Matthew & Hannah Alspach. Sehlhorst motioned to adopt the Ordinance, seconded by Cupples. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

1st Reading:

Ordinance 09-2023 – An Ordinance to vacate a 15-foot sanitary easement in Parkview of Bluffton – Phase 11B as requested by Three S Development. Stahl motioned to adopt the Ordinance, seconded by Kingsley. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Cupples, to accept the resignation of John Bowers from the Fire Department. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned, seconded by Stahl, to approve the Special Event request by Campus Life for their Fallout event on Sept. 8, 2023. W. College Ave. between Jackson St. and Main St. will be closed from 5:00 p.m. until 11:30 p.m. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Sehlhorst motioned, seconded by Talavinia, to approve the Special Event request by the Bluffton Hospital for the Fall Festival on September 23, 2023. Garau Street will be closed from 10:00 a.m. until 3:00 p.m. for the event. Roll Call: Yes (6) Messrs: Cupples, Kingsley, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned to adjourn the meeting.

The following meetings/events were included on the agenda and/or scheduled during the meeting.

Ordinance Committee on Thursday, August 31 at 5:00 p.m.

Board of Zoning & Building Appeals on Wednesday, September 6 at 7:00 p.m.

Pedestrian Pathway Board on Thursday, September 7 at noon.

Parks & Recreation Committee on Monday, September 11 at 6:00 p.m.

Tree Commission on Tuesday, September 12 at 7:00 p.m.

Joint Finance, Personnel, and Safety Services Committee on Wednesday, September 13 at noon.

Village Council on Monday, September 11 at 7:00 p.m.

Public Hearing for Alley & Road Vacation on Monday, September 11 at 7:05 p.m.

MAYOR

FISCAL OFFICER

VILLAGE OF BLUFFTON
VOUCHER REPORT 9/11/2023

VENDOR	AMOUNT	DEPARTMENT	DESCRIPTION
ALL SERVICE AERATION, INC	482.50	Park	PORTABLE TOILETS
ALL SERVICE GLASS	150.00	Airport	WINDOW REPAIR
ALLOWAY TESTING	400.00	Multiple	TESTING
AMERICAN ELECTRIC POWER	17,033.83	Multiple	ELECTRICITY
AMERICAN ELECTRIC POWER	2,053.77	Multiple	ELECTRICITY
BLANCHARD RIVER WATERSHED	1,500.00	Administrative	2023 ANNUAL SUPPORT
BLUFFTON FLYING SERVICE	5,000.00	Airport	AIRPORT MANAGEMENT
BLUFFTON STONE CO.	140.04	Multiple	STONE
BLUFFTON STONE CO.	60.62	Multiple	STONE
BLUFFTON STONE CO.	507.60	Multiple	STONE
BOUND TREE MEDICAL	56.99	Rescue	SUPPLIES
BUREAU OF WORKERS COMPENSATION	11,542.00	Administrative	WORKERS COMPENSATION
CHARTER COMMUNICATIONS	43.40	Multiple	CABLE
CHARTER COMMUNICATIONS	169.98	Administrative	CABLE
CHARTER COMMUNICATIONS	169.98	Administrative	CABLE
CHOICE ONE ENGINEERING	5,458.39	Multiple	GENERAL ENGINEERING
CHOICE ONE ENGINEERING	3,220.00	Multiple	MUNICIPAL LOT
CHOICE ONE ENGINEERING	2,960.00	Multiple	GENERAL ENGINEERING
CINTAS	136.28	Administrative	UNIFORMS
CINTAS	73.04	Administrative	UNIFORMS
CITIZEN'S NATIONAL BANK	49.42	Administrative	SUPPLIES
CITIZEN'S NATIONAL BANK	30.38	Police	TRAINING
CONNECT PARENT CORPORATION	218.71	Administrative	PHONES
DOTY, MICHAEL	130.50	Police	PD AUTO REPAIRS
DOTY, MICHAEL	199.95	Police	GOLF CART BATTERY
DOTY, MICHAEL	70.50	Police	PD AUTO REPAIRS
DYNAMIC AG LLC	300.00	Park	GYPSUM
DYNAMIC AG LLC	300.00	Multiple	HERBICIDE
FBINAA-OHIO CHAPTER	250.00	Police	TRAINING
FRESH ENCOUNTER CORPORATE	23.47	Administrative	SUPPLIES
FRESH ENCOUNTER CORPORATE	65.70	Police	NNO SUPPLIES
GGC FEEDS, LLC	722.00	Park	SEED & FERTILIZER
GRAINGER INC	56.26	Water	SUPPLIES
HERITAGE MAINTENANCE PRODUCTS	1,097.19	Street	STREET BROOM WAFERS
JUSTIN SHANNON	499.50	Land & Buildings	TOWN HALL CLEANING
KENT KARHOFF LLC	600.00	Cemetery	BURIALS & FOUNDATIONS
KLEEM	153.46	Street	STREET SIGNS
KOI ENTERPRISES, INC.	52.59	Multiple	PARTS
LEXISNEXIS	50.00	Administrative	ADDRESS SEARCHES
MARATHON FLEET SERVICES	1,868.63	Multiple	FUEL
MASTERPIECE SIGNS & GRAPHICS, INC.	459.81	Street	STORM SEWER ID
MICHAEL E. HYRNE	1,000.00	Administrative	RETAINER FOR MEDIATION
MIDNET MEDIA	180.00	Administrative	WEB HOSTING
MILLSTREAM-KENNEDY INC.	4,195.00	Multiple	WINDOW ENVELOPES
NEW HORIZON COMMUNICATIONS	613.97	Administrative	PHONES
NORTHWESTERN OHIO SECURITY SYSTEMS	196.00	Land & Buildings	MONITORING
OHIO POLICE & FIRE PENSION FUND	50.00	Police	FEE
PERRY CORPORATION	289.14	Administrative	IT CONTRACT

PERRY CORPORATION	23.61	Administrative	IT CONTRACT
PERRY CORPORATION	1,375.98	Administrative	LAPTOP
PERRY CORPORATION	546.00	Administrative	FORTINET
PERRY CORPORATION	28.71	Administrative	IT CONTRACT
PERRY CORPORATION	1,115.72	Administrative	IT CONTRACT
RUMPKE	26,015.72	Refuse	TRASH SERVICES
STAPLES BUSINESS ADVANTAGE	71.98	Multiple	SUPPLIES
STEVE SWISHER	655.00	Police	CRUISER COMPUTER INSTALLATION
TAWA TREE MULCH DIVISION	287.60	Park	PLAYGROUND MULCH
TOWN & COUNTRY FLOWERS	96.50	Police	FLOWER ARRANGEMENT - OGLESBEE
TRUGREEN	824.00	Cemetery	ANNUAL TREATMENT
USA BLUE BOOK	219.52	Multiple	SUPPLIES
VERIZON WIRELESS	52.26	Multiple	CELL PHONES
VERIZON WIRELESS	160.44	Multiple	CELL PHONES
UTILITY ACCOUNT REFUNDS	979.40	Multiple	UTILITY ACCOUNT REFUNDS
INCOME TAX REFUNDS	1,383.38	Administrative	INCOME TAX REFUNDS
	98,716.42		
AUGUST MONTHLY	2,569.00		
MEDICARE	37.22		
OPERS	269.03		
FICA	40.14		
BIWEEKLY PAYROLL 9/8/23	56,143.86		
MEDICARE	772.19		
OPERS	4,812.98		
OP&F	4,150.56		

Council Signature : _____

Date: _____

Meeting: Bike and Pedestrian Pathway Board

Date/Time: Thursday, July 27, 2023, Noon

Location: Town Hall, 3rd Floor

Members Present: Mitch Kingsley, Phil Talavinia (for Jane Wood), Dima Snyder, David Smith, Greg Denecker, Jenny Pilarowski

Village Liaison Present: Ben Stahl, Jesse Blackburn, Administrator

By consensus Mitch Kingsley was appointed Chair Pro Tempore

Minutes of the May 4, 2023 meeting were approved.

Agenda: Updates on Construction

Placement of Acknowledgement Signs

Dedication Plans

Fundraising: We have pledges of \$72,674.74; \$71,174.74 has been received.

Construction: Spectrum will complete moving their wires by 8/18/23.

Brightspeed will then complete moving their wires and finally AEP will then remove wooden poles. Construction of the County Line Pathway should begin in September.

The 103 Pathway construction is set to begin 8/14/23 from the east end.

Acknowledgement Signs: Jesse and Mitch have talked with Adam of Masterpiece Signs. There will be 2 signs. Placement of the County Line Road sign is possible across from Cherry Street by the apartments or on property in front of Bluffton Child Development.

Placement of the 103 sign is possible on the southside of 103 by the crossover of the pathway or on the north side of 103 by the crossover close to Wendy's. There was discussion about placing a bench and landscaping by each sign.

Dedication Ceremonies: Discussion of dedication ceremonies is postponed until our next meeting.

Next meeting: Thursday, September 7, 2023 at noon at the Town Hall.

Meeting adjourned.

Respectfully submitted,

Jenny Pilarowski

Meeting: Bike and Pedestrian Pathway Board

Date/Time: Thursday, September 7, 2023, Noon

Location: Town Hall, 3rd Floor

Members Present: Mitch Kingsley, Phill Talavinia (for Jane Wood), Dima Snyder, David Smith, Travis Music, Jenny Pilarowski

Village Liaison Present: Bryan Lloyd, Assistant Village Administrator, Ben Stahl

Guest: Paula Scott of the Bluffton ICON

Agenda: Construction Update, Contributions Update and Dedication Plans

-Motion by Jenny/S by Dima: appoint Mitch Kingsley as chair. Motion approved.

-Minutes of the July 27, 2023 meeting were approved.

Construction: 103 Project: Bryan advised that work on the 103 project was progressing but is slightly behind schedule due to heavy rain. Bryan will facilitate coordination between the SR 103 Pathway Contractor and the County Line Pathway Contractor (Don Snyder) to assure that grade and infrastructure match up properly where the pathways meet.

County Line Project: One remaining support pole and some underground phone wires need to be managed by their companies; when that work is complete, the base/infrastructure sub-contractor, Nate Frahm, will proceed with installation. Pathway work by Don Snyder and the paver will ensue. The seeding of the grass must take place by mid-October for germination to be guaranteed. If no seeding is done until spring erosion is a possibility. Final decision on seeding will be made in response the status of the construction in early October.

Contributions: We currently have \$71,174.74 pledged with only \$1,000 yet to be collected. An article in the ICON will let the public know that we are nearing our goal of \$90,000 in donations and will welcome all contributions to the cause.

Dedications: There will be separate pathway dedication programs depending on completion dates. However, it now seems likely both dedications will be in spring of 2024. The location of signs still needs further attention. The board presently feels the County Line Pathway sign should be placed near the path in front of the Child Development Center.

Next Meeting: Thursday, October 5, 2023, Noon on the 3rd floor of the Town Hall.

Meeting adjourned at 1:00pm.

Respectfully submitted,
Jenny Pilarowski

ORDINANCE NO. 08 - 2023

AN ORDINANCE TO VACATE AN ALLEY AS REQUESTED BY MATTHEW AND HANNAH ALSPACH

WHEREAS, Matthew and Hannah Alspach have petitioned for the vacation of an alley that is no longer used by the village or the public and;

WHEREAS, O.R.C. 723.04 provides as follows:

The legislative authority of a municipal corporation, on petition by a person owning a lot in the municipal corporation praying that a street or alley in the immediate vicinity of such lot be vacated or narrowed, or the name thereof changed, upon hearing, and upon being satisfied that there is good cause for such change of name, vacation, or narrowing, that it will not be detrimental to the general interest, and that it should be made, may, by ordinance, declare such street or alley vacated, narrowed, or the name thereof changed. The legislative authority may include in one ordinance the change of name, vacation, or narrowing of more than one street, avenue, or alley.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO:

SECTION 1: The Council of the Village of Bluffton, Ohio finds that, upon petition and hearing on such petition, finds that there is good cause for such vacation of said alley and that there is no detriment to the general interest, hereby declares that the said alley, as described in the attached exhibit, is and is hereby vacated.

SECTION 2: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Passed and adopted this _____ day of _____ 2023 by the governing board of the Village of Bluffton, Ohio by the following vote:

Yes: _____ No: _____ Abstain: _____

Attest:

Fiscal Officer

Mayor

Approved as to Form:

Village Solicitor

CERTIFICATION

The undersigned hereby certifies that the within is a true and correct copy of Ordinance No. 08-2023, passed on third reading by the Council of the Village of Bluffton, Ohio on

_____ day of _____, 2023.

Dated: _____

Kevin Nickel, Clerk/Fiscal Officer

ORDINANCE NO. 09 - 2023

AN ORDINANCE TO VACATE A 15 FOOT SANITARY EASEMENT IN PARKVIEW OF BLUFFTON – PHASE IIB AS REQUESTED BY THREE S DEVELOPMENT

WHEREAS, Three S Development has petitioned for the vacation of a 15 foot sanitary easement that is unnecessary for the future expansion of public utilities and;

WHEREAS, O.R.C. 723.04 provides as follows:

The legislative authority of a municipal corporation, on petition by a person owning a lot in the municipal corporation praying that a street or alley in the immediate vicinity of such lot be vacated or narrowed, or the name thereof changed, upon hearing, and upon being satisfied that there is good cause for such change of name, vacation, or narrowing, that it will not be detrimental to the general interest, and that it should be made, may, by ordinance, declare such street or alley vacated, narrowed, or the name thereof changed. The legislative authority may include in one ordinance the change of name, vacation, or narrowing of more than one street, avenue, or alley.

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SECTION 2: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Passed and adopted this _____ day of _____ 2023 by the governing board of the Village of Bluffton, Ohio by the following vote:

Yes: _____ No: _____ Abstain: _____

Attest:

Fiscal Officer

Mayor

Approved as to Form:

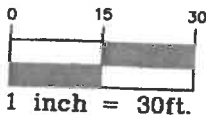
Village Solicitor

CERTIFICATION

The undersigned hereby certifies that the within is a true and correct copy of Ordinance No. 09-2023, passed on third reading by the Council of the Village of Bluffton, Ohio on _____ day of _____, 2023.

Dated: _____

Kevin Nickel, Clerk/Fiscal Officer

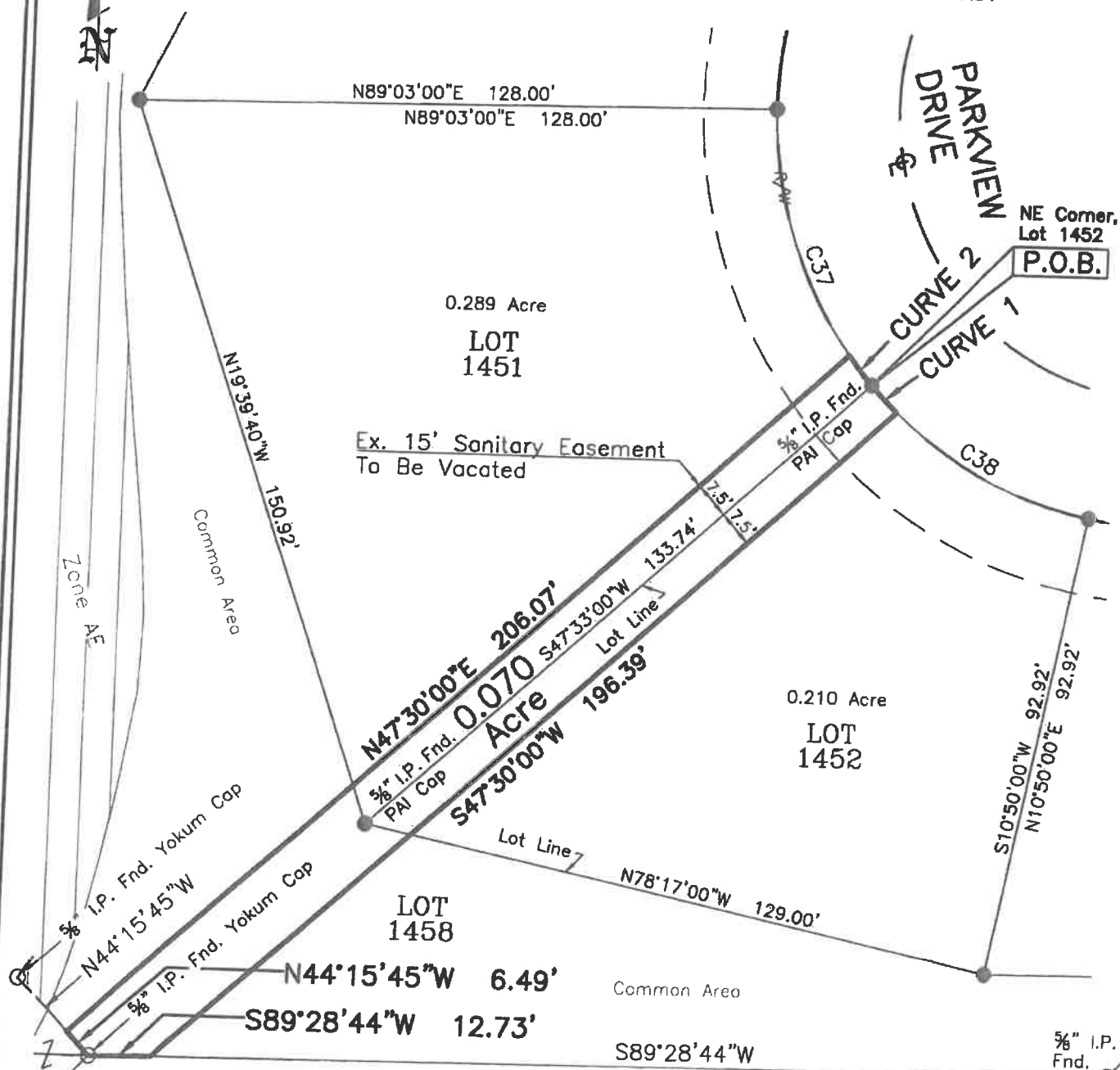


C37
 $\Delta = 41'29'51''$
 $R = 82.000'$
 $L = 59.390'$
 Chord $S21'41'60''E$
 58.100'

C38
 $\Delta = 36'43'03''$
 $R = 82.000'$
 $L = 52.549'$
 Chord $S60'57'27''E$
 51.655'

CURVE 1
 $\Delta = 5'14'52''$
 $R = 82.00'$
 $L = 7.51'$
 Chord $S45'04'21''E$
 7.51'

CURVE 2
 $\Delta = 5'14'52''$
 $R = 82.00'$
 $L = 7.51'$
 Chord $S39'49'29''E$
 7.51'



Johnny Appleseed Metropolitan Park District
 105.000 Acres
 OR 2006, Page 13248
 Glenn E. Deringer
 1.030 Acres
 Vol. 887, Page 757

PETERMAN
 ASSOCIATES, INC.

- ARCHITECTS - ENGINEERS - SURVEYORS -
 3480 N. Main Street Office (419)422-6672
 Findlay, Ohio 45840 Fax (419)422-9466

Easement Vacation Exhibit

PARKVIEW OF BLUFFTON-PHASE IIB

Part of the NE $\frac{1}{4}$ of Section 11, T2S, R8E
 Village of Bluffton, Richland Township, Allen County, Ohio

PAI JOB#
 23-0244

DRAWN KC

DATE 7/11/23

1



The Bearings On This Plat Are Based Upon The Plat of Bluffton-Phase II, Platted in 2020, Page 5821 Of The Allen County Official Records With The Metes And Bounds Of Lot 1441 Bearing S 45°07'38" E

This Plat is Based On A Field Survey Performed by Peterman Associates, Inc. On January 15, 2021 Under The Direct Supervision of Nick E. Neigh PLS7284

PARKVIEW OF BLUFFTON-PHASE IIB REPLAT

Part of the NE 1/4 of Section 11, T2S, R8E Village of Bluffton, Richland Township, Allen County, Ohio

Parcel No.: 28-1100-01-001.002

*The purpose of this replat is to remove a 15 foot wide Sanitary Sewer Easement located by the Village of Bluffton Town Council, running between Lots 1451 and 1452 and through Lot 1458

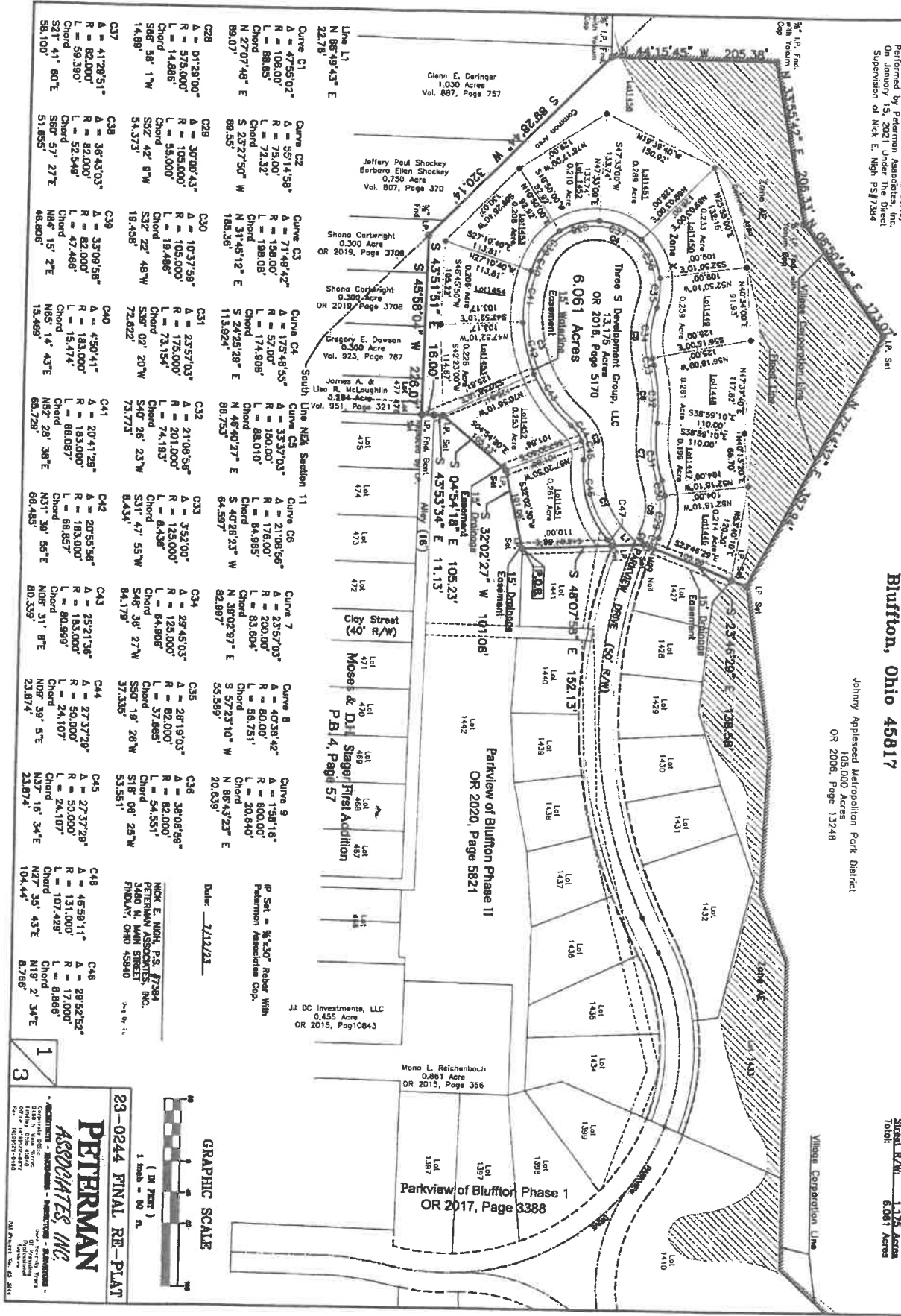
Developer
Three S Development
95 Riley Creek Court
Bluffton, Ohio 45817

Johnny Appressed Metropolitan Park District
105,000 Acres
OR 2006, Page 13248

LEGEND

- Existing Contention
- Monument Box Found
- Monument Set
- Iron Pin Found (S/S) Dis.
- Iron Pin Set (S/S) Dis. 30"
- with Yellow Polymer (S/S) Dis. 30"
- Will Not Come to Meridian With Iron Pin Set (S/S) Dis. 30"
- Proposed Easement
- Existing Right of Way
- Proposed Right-of-Way
- Section Line

Common Area: 2,067 Acres
Lots: 2,819 Acres
Sewer R/W: 1,175 Acres
Totals: 6,061 Acres



Line L1
N 86°49'43" E
22.78'

Curve C1
A = 47°55'02"
R = 108.00'
Chord
N 27°07'48" E
88.07'

Curve C2
A = 52°14'58"
R = 126.00'
Chord
S 23°27'50" W
88.55'

Curve C3
A = 71°48'42"
R = 198.00'
Chord
N 31°45'12" E
168.35'

Curve C4
A = 175°48'55"
R = 150.00'
Chord
S 40°25'23" W
64.597'

Curve C5
A = 33°37'03"
R = 150.00'
Chord
S 40°25'23" W
64.597'

Curve C6
A = 21°08'56"
R = 176.00'
Chord
N 38°02'57" E
82.897'

Curve C7
A = 23°57'03"
R = 200.00'
Chord
N 38°02'57" E
82.897'

Curve C8
A = 40°38'42"
R = 80.00'
Chord
S 56°56'09" W
55.5609'

Curve C9
A = 158°18'
R = 800.00'
Chord
N 86°43'25" E
20.639'

Curve C10
A = 28°16'03"
R = 82.00'
Chord
S 57°05'10" W
20.639'

Curve C11
A = 38°08'56"
R = 82.00'
Chord
S 57°05'10" W
20.639'

Curve C12
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C13
A = 28°52'52"
R = 17.000"
Chord
N 107°42'59" E
104.44'

Curve C14
A = 46°58'11"
R = 28.95252"
Chord
N 107°42'59" E
104.44'

Curve C15
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C16
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C17
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C18
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C19
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C20
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C21
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C22
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C23
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C24
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C25
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C26
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C27
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C28
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C29
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C30
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C31
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C32
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C33
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C34
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C35
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C36
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C37
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C38
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C39
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C40
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C41
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C42
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C43
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C44
A = 27°37'29"
R = 103.00'
Chord
N 107°42'59" E
104.44'

Curve C45
A = 27°37'29"
R = 103.00'
Chord
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ORDINANCE NO. 10 - 2023

**AN ORDINANCE TO VACATE A PORTION OF THURMAN STREET AND A
PORTION OF AN ABUTTING ALLEY AS REQUESTED BY VILLAGE
ADMINISTRATION**

WHEREAS, Village Administration has petitioned for the vacation of a portion of
Thurman Street and a portion of an abutting alley and;

WHEREAS, O.R.C. 723.04 provides as follows:

*The legislative authority of a municipal corporation, on petition by a person owning a lot in the
municipal corporation praying that a street or alley in the immediate vicinity of such lot be
vacated or narrowed, or the name thereof changed, upon hearing, and upon being satisfied that
there is good cause for such change of name, vacation, or narrowing, that it will not be
detrimental to the general interest, and that it should be made, may, by ordinance, declare such
street or alley vacated, narrowed, or the name thereof changed. The legislative authority may
include in one ordinance the change of name, vacation, or narrowing of more than one street,
avenue, or alley.*

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF
BLUFFTON, OHIO:**

SECTION 1: The Council of the Village of Bluffton, Ohio finds that, upon petition and hearing
on such petition, finds that there is good cause for such vacation of designated portions of
Thurman Street and said alley and that there is no detriment to the general interest, hereby
declares that the designated portion of Thurman Street and portion of said alley, as described in
the attached exhibit, is and is hereby vacated.

SECTION 2: That it is found and determined that all formal actions of this Council concerning
and relating to the adoption of this Ordinance were adopted in an open meeting of this Council
and that all deliberations of this Council and any of its committees that resulted in such formal
actions were in meetings open to the public, in compliance with all legal requirements including
Section 121.22 of the Ohio Revised Code.

Passed and adopted this _____ day of _____ 2023 by the governing board of the
Village of Bluffton, Ohio by the following vote:

Yes: _____ No: _____ Abstain: _____

Attest:

Fiscal Officer

Mayor

Approved as to Form:

Village Solicitor

CERTIFICATION

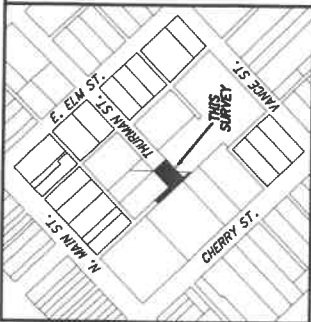
The undersigned hereby certifies that the within is a true and correct copy of Ordinance No. 10-2023, passed on third reading by the Council of the Village of Bluffton, Ohio on _____ day of _____, 2023.

Dated: _____

Kevin Nickel, Clerk/Fiscal Officer

ALLEY & ROAD VACATION PLAT FOR VILLAGE OF BLUFFTON

IN PART OF THE FERRALLS ADDITION (P.B. 4, PG. 36) &
PART OF THE VANCE'S ADDITION (P.B. 2, PG. 150-151)
SW 1/4 AND SE 1/4 SECTION 1, TOWN 2 SOUTH, RANGE 8 EAST,
VILLAGE OF BLUFFTON, ALLEN COUNTY, OHIO



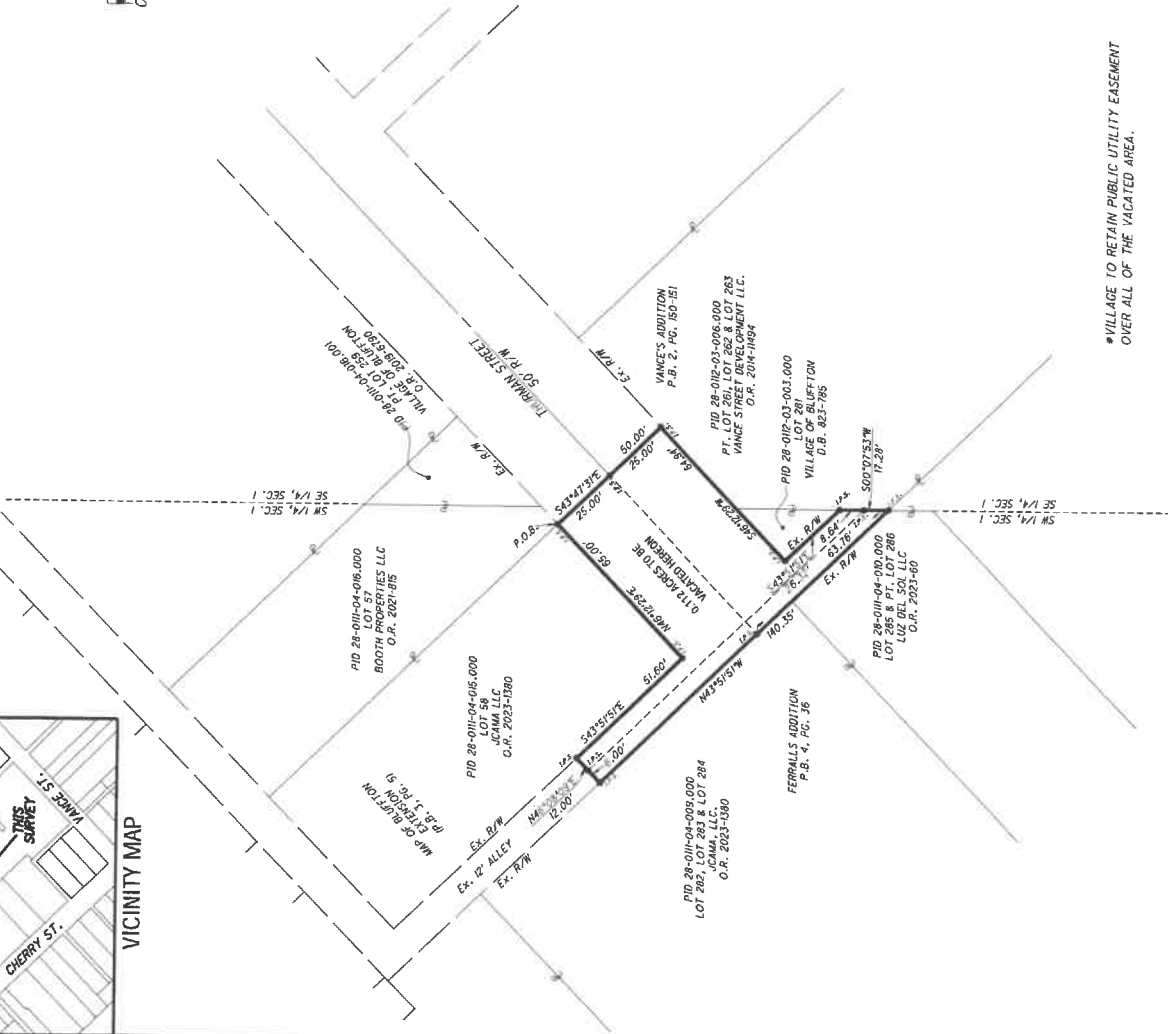
VICINITY MAP

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
GDOT VRS CORS NETWORK



LEGEND

● 5/8" x 30" REBAR
W/CAP SET



*VILLAGE TO RETAIN PUBLIC UTILITY EASEMENT
OVER ALL OF THE VACATED AREA.

Reviewed by: CS
Allen Co. Engineer/Tax Map Office
8/24/23
Date

DATE: 08-17-2023

DRAWN BY: RMF

JOB NUMBER: ALLELU2302

SHEET NUMBER: 1 OF 1



PREPARED BY:

Choice One
Engineering

WESLEY D. GOUBEUX
8254
SINCE: OHIO 037.402.000
LOVELAND, OHIO 513.278.8554
www.choiceneengineering.com

APPROVALS

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS
PLAT WAS TRANSFERRED ON _____

COUNTY AUDITOR _____

I HEREBY CERTIFY THAT THIS PLAT FILED FOR RECORDING
ON _____ IN VOL. _____ PAGE _____

PLAT RECORDS OF ALLEN COUNTY, OHIO, FEE \$ _____

COUNTY RECORDER _____

THIS PLAT, HAVING BEEN APPROVED BY THE VILLAGE OF
COUNCIL OF BLUFFTON, OHIO, I, THE UNDERSIGNED
MAYOR OF THE VILLAGE OF BLUFFTON, OHIO, DO HEREBY
ON BEHALF OF SAID VILLAGE COUNCIL, APPROVE AND ACCEPT
THIS PLAT THIS _____ DAY OF _____, 2023.

MAYOR, VILLAGE OF BLUFFTON, OHIO

LEGAL DESCRIPTION

SITUATE IN THE VILLAGE OF BLUFFTON, ALLEN COUNTY, STATE OF OHIO AND BEING PART OF THE FERRALLS
ADDITION AS SHOWN ON PLAT BOOK 4, PAGE 36 AND VANCE'S ADDITION AS SHOWN ON PLAT BOOK 2, PAGE
150 OF THE ALLEN COUNTY PLAT RECORDS. LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF
SECTION 1, TOWN 2 SOUTH, RANGE 8 EAST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH CAP SET AT THE SOUTHWESTERLY CORNER OF LOT 57 AND THE
SOUTHEASTERLY CORNER OF LOT 58 UNKNOWN PLAT REFERENCE FOR LOT 58-59 AS DEPICTED ON THE MAP OF
BLUFFTON EXTENSION AS SHOWN ON PLAT BOOK 3, PAGE 31 IN THE VILLAGE OF BLUFFTON, OHIO AND BEING
ON THE NORTHERLY LINE OF THURMAN STREET;

THENCE, SOUTH 43°47'31" EAST, 50.00 FEET, TO AN IRON PIN WITH CAP SET ON THE SOUTHERLY LINE OF
THURMAN STREET, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 25.00 FEET;

THENCE, SOUTH 46°12'29" WEST, 64.94 FEET, ALONG THE SOUTHERLY LINE OF THURMAN STREET TO AN IRON
PIN WITH CAP SET ON THE EASTERLY LINE OF AN EXISTING 12-FOOT WIDE ALLEY;

THENCE, SOUTH 43°45'15" EAST, 26.32 FEET, ALONG THE EASTERLY LINE OF SAID ALLEY TO AN IRON PIN
WITH CAP SET AT THE SOUTHERLY CORNER OF LOT 281 OF SAID FERRALLS ADDITION;

THENCE, SOUTH 00°07'53" WEST, 17.28 FEET, TO AN IRON PIN WITH CAP SET ON THE EASTERLY LINE OF LOT
285 OF SAID FERRALLS ADDITION AND BEING ON THE WESTERLY LINE OF SAID ALLEY, PASSING FOR REFERENCE
AN IRON PIN WITH CAP SET AT 8.64 FEET;

THENCE, NORTH 43°45'15" WEST, 140.35 FEET, ALONG THE WESTERLY LINE OF SAID ALLEY TO AN IRON PIN
WITH CAP SET, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 63.16 FEET;

THENCE, NORTH 48°08'09" EAST, 12.00 FEET, TO AN IRON PIN WITH CAP SET ON THE EASTERLY LINE OF SAID
ALLEY, PASSING FOR REFERENCE AN IRON PIN WITH CAP SET AT 6.00 FEET;

THENCE, SOUTH 43°45'15" EAST, 51.60 FEET, ALONG THE EASTERLY LINE OF SAID ALLEY TO AN IRON PIN WITH
CAP SET ON THE NORTHERLY LINE OF THURMAN STREET;

THENCE, NORTH 46°12'29" EAST, 65.00 FEET, ALONG THE NORTHERLY LINE OF THURMAN STREET TO THE PLACE
OF BEGINNING.

CONTAINING 0.112 ACRES MORE OR LESS AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF
RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, GDOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESLEY D. GOUBEUX, OHIO PROFESSIONAL SURVEYOR NUMBER
8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED AUGUST 17, 2023.

ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH CAPS READING "CHOICE ONE ENGR-WDG PS 8254."

WESLEY D. GOUBEUX, P.S. #8254

DATE

RESOLUTION NO. 28-2023

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR**

The Governing Board of the VILLAGE OF BLUFFTON, Allen County, Ohio, met in _____

session on the _____ day of _____, 20____, at the office of

_____ with the following members present:

_____ moved the adoption of the following Resolution:

RESOLVED, by the Governing Board of the VILLAGE OF BLUFFTON, Allen County, Ohio, in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 20____; and

WHEREAS, the Budget Commission of Allen County, Ohio, has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within, the ten mill tax limitation; therefore, be it

RESOLVED, By the Governing Board of the VILLAGE OF BLUFFTON, Allen County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Village the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

Schedule A

Fund	Amount approved by Budget Comm. Inside 10 M. Limitation	Amount to be Derived from Levies Outside 10 M. Limitation	Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column I	Column II	III	IV
General Fund	270,730.00		2.50	
Special Funds				
TOTAL	270,730.00	-	2.50	-

Fund	Maxium Rate Authorized to be Levied	Co. Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column II)
	-	-
	-	-
TOTAL	-	-

Clerk - Village of Bluffton

Village of Bluffton

Administration's Report

To: Mayor Johnson & Council Members



09-11-23

2023 - CURRENT PROJECTS:

S.R. 103 Pedestrian Pathway - ODOT:

Sanitary Compliance Inspection Update:

- Total Locations Inspected To Date: 974
- Percentage of Completion: 63.6%
- 8% of sump pump connections have been non-compliant

COMMUNITY MESSAGE



Be aware of increased student pedestrian and motorist activity as we begin another school year.

Thank you to Bluffton University student athletes for making a difference on their day of service on August 27th by spreading mulch at the Disc Golf Course in the Village Park and painting the shown symbol on storm drains throughout campus.





Saturday, September 23rd
www.blufftonfallfestival.com

Also, Bluffton Discovery Days!!
SHOP LOCAL 

Interested in making your Village bill payment easier and never have a late fee?? Enroll in the ACH option described on the back of your bill.

Mayor Johnson

Special Event Requests:

1. BHS Homecoming Parade – Fallout 9/29/23
2. Private Reception – Vine St - Greenhorn - 10/07/23 – Road Closure on

Council Committee Meetings:

- Executive Session will be requested for this evening to discuss property purchase.



Blanchard River Watershed Partnership
P.O. Box 1237
Findlay, OH. 45839-1237
coordinator@blanchardriver.org

Robert Connour, President
robert_connour@owens.edu

Lauren Sandhu, Coordinator
419.889.7192

September 1, 2023

Village of Bluffton
154 North Main Street
P.O. Box 63
Bluffton, OH. 45817

Dear Village of Bluffton,

On behalf of the Board of Directors of the Blanchard River Watershed Partnership (BRWP), I would like to express our appreciation to the Village of Bluffton for their continuing support of the BRWP. Your financial support and assistance allow us to continue our important mission of improving water quality for those who call the Blanchard River Watershed home.

The BRWP has made great strides in preserving water quality in the Village of Bluffton and the six counties within the Blanchard River Watershed. The strength of the BRWP continues to be collaboration with communities, various agencies, other non-profit groups, and citizens all working towards improved water quality.

The BRWP has accomplished a significant amount of work this year. Because of your support, we have been able to continue our education and outreach efforts. This year, we hosted Findlay's first ever Earth Week. During this event, over 93,000 pounds of litter were collected and over 1,500 tires were recycled, as our community learned about litter in the Great Lakes. We have successfully implemented over 3,000 acres of best management practices in Putnam and Allen County, which will prevent pollutants from reaching Lake Erie. Additionally, we secured over \$140,000 in grant funds which have facilitated our work with landowners within the Lower Riley Creek watershed in Putnam and Allen County. These grant funds will allow us to continue working with these landowners through 2023 to pursue water quality improvement efforts.

We have big plans for the upcoming year, none of which will be possible without continued support from our valued partners. Thank you for your continued support and collaboration. We look forward to continuing our service to the Village of Bluffton for many years to come!

Sincerely,

Lauren Sandhu

Lauren Sandhu
Watershed Coordinator



VILLAGE OF BLUFFTON

100 E. ELM STREET, P.O. BOX 63 BLUFFTON, OHIO 45817-0063

APPLICATION FOR SPECIAL EVENTS

EVENT NAME: <u>BHS Homecoming Parade</u>	DATE(S) OF EVENT: <u>9/29/23 (Friday)</u>
APPLICANT: <u>Melissa Richards</u>	CONTACT PERSON: <u>Melissa Richards</u>
APPLICANT'S ADDRESS: <u>102 S. Jackson St.</u>	CONTACT'S PHONE: <u>419-303-6778</u>
E-MAIL ADDRESS (OPTIONAL): <u>richardsm@blufftonschools.org</u>	
LOCATION OF EVENT: <u>BFR → Main St. → College Ave by Football Field</u>	
TIME(S) FOR EVENT: <u>Start Time 5:30</u>	
DESCRIPTION OF EVENT: <u>Parade (Homecoming 2023)</u>	

SERVICES REQUESTED FROM VILLAGE: Must provide map of plans and any other information required as necessary.

TRAFFIC CONTROL:	NUMBER OF OFFICERS REQUESTED:
Number of officers required to cover security will be determined on a case by case basis upon consultation with the Chief of Police	
ROAD CLOSURE: <u>X</u>	<u>BFR to Main St. to College Avenue by Football Field</u>
SECURITY:	NUMBER OF OFFICERS REQUESTED:
Number of officers required to cover security will be determined on a case by case basis upon consultation with the Chief of Police	
EMS SERVICES:	FIRE DEPT. SERVICES: <u>in the parade?</u>
WATER SERVICE:	OTHER SERVICES:

ALCOHOL SERVED: YES _____ NO X * Applicant is responsible for obtaining the proper alcohol permit from the Division of Liquor Control prior to the event.

EVENT'S INSURER: _____ * Village must be listed as Additional Insured

ATTACH CERTIFICATE OF INSURANCE TO APPLICATION

PLEASE LIST VENDORS, SERVICES, CONTRACTORS, ETC. INVOLVED WITH EVENT:	
NAME OF VENDOR	TYPE OF SERVICE PROVIDED

* FOOD VENDORS ARE RESPONSIBLE FOR OBTAINING ANY NECESSARY HEALTH DEPARTMENT PERMITS

I understand that the granting of this permit for the special event creates no agreement or guarantee, express or implied, to any person or entity for any liability whatsoever connected with this special event. Any liability is the sole responsibility of the person or organization responsible for the special event. By signing this application, I acknowledge that all statements made herein are true and correct and that I have the authority to bind the organization that I represent.

APPLICANT'S SIGNATURE: Melissa Richards

DATE: 9/15/23

APPROVED

MAYOR'S SIGNATURE: _____

DATE: _____



VILLAGE OF BLUFFTON

154 N. MAIN STREET, P.O. BOX 63 BLUFFTON, OHIO 45817-0063
419-358-2066

APPLICATION FOR SPECIAL EVENTS

EVENT NAME: <u>Kerry + Jeff Roseberry Wedding Reception</u>	DATE(S) OF EVENT: <u>10/7/2023</u>
APPLICANT: <u>Elysia Bush</u>	CONTACT PERSON: <u>Elysia Bush</u>
APPLICANT'S ADDRESS: <u>126 Sunset Dr., Bluffton</u>	CONTACT'S PHONE: <u>419-604-7560</u>
E-MAIL ADDRESS (OPTIONAL): <u>ebushp@bluffton.edu</u>	<u>The alley</u>
LOCATION OF EVENT: <u>Vine Street between Main + Jackson</u>	<u>- in front of</u>
TIME(S) FOR EVENT: <u>event is 4pm - 7pm but need time</u>	<u>Greenhorn Restaurant</u>
DESCRIPTION OF EVENT: <u>Wedding Reception on Vine Street - event is at the Greenhorn + is a private event</u>	

SERVICES REQUESTED FROM VILLAGE: Must provide map of plans and any other information required as necessary.

TRAFFIC CONTROL: _____

NUMBER OF OFFICERS REQUESTED: _____

Number of officers required to cover security will be determined on a case by case basis upon consultation with the Chief of Police

ROAD CLOSURE: ☒

SECURITY: _____

NUMBER OF OFFICERS REQUESTED: _____

Number of officers required to cover security will be determined on a case by case basis upon consultation with the Chief of Police

EMS SERVICES: _____

FIRE DEPT. SERVICES: _____

WATER SERVICE: _____

OTHER SERVICES: _____

ALCOHOL SERVED: YES ☒ NO ☐ * Applicant is responsible for obtaining the proper alcohol permit from the Division of Liquor Control prior to the event.
Greenhorn is providing

EVENT'S INSURER: Greenhorn

* Village must be listed as Additional Insured

ATTACH CERTIFICATE OF INSURANCE TO APPLICATION

PLEASE LIST VENDORS, SERVICES, CONTRACTORS, ETC. INVOLVED WITH EVENT:
NAME OF VENDOR

TYPE OF SERVICE PROVIDED

Greenhorn Restaurant
My Goodness Cupcakes
Delphos Tent + Awning
Jerry Szabo Jazz Trio

caterer
caterer
tent, tables, chairs
MUSIC

* FOOD VENDORS ARE RESPONSIBLE FOR OBTAINING ANY NECESSARY HEALTH DEPARTMENT PERMITS

I understand that the granting of this permit for the special event creates no agreement or guarantee, express or implied, to any person or entity for any liability whatsoever connected with this special event. Any liability is the sole responsibility of the person or organization responsible for the special event. By signing this application, I acknowledge that all statements made herein are true and correct and that I have the authority to bind the organization that I represent.

APPLICANT'S SIGNATURE: Elysia Bush

DATE: 9/6/23

APPROVED

MAYOR'S SIGNATURE: _____

DATE: _____