

ORDINANCE NO. 2020- 4020

**AN ORDINANCE TO VACATE THE PORTION OF HIGH STREET BETWEEN CROGHAN AND GARRISON STREET AND THE ALLEY BETWEEN PARCEL NOS. 238, 4203, 255, 254, 240, 241, 253 AND 252 IN THE CITY OF FREMONT, STATE OF OHIO.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FREMONT, STATE OF OHIO:**

**SECTION 1.** Pursuant to R.C. 723.07 Council finds a petition was signed by the trustees of the property to vacate a portion of High Street and the alley between parcel nos. 238, 4203, 255, 254, 240, 241, 253, and 252 in the City of Fremont, State of Ohio. See attached Exhibit A.

**SECTION 2.** The Fremont Planning Commission approved said petition on February 10th, 2020.

**SECTION 3.** Council further finds there is good cause for the vacation of parts of said street and alley which abuts parcel nos. 238, 4203, 255, 254, 240, 241, 253, and 252. In addition, the vacation of said parts of the street will not be detrimental to the general interests.

**SECTION 4.** The portion of High Street and the alley abutting parcel nos. 238, 4203, 255, 254, 240, 241, 253, and 252 in the City of Fremont, State of Ohio shall be vacated. The City will maintain a non-exclusive easement for purposes of installing, maintaining, and replacing utilities over the right-of-way for the parts of High Street which are vacated.

**SECTION 5.** The City Engineer is hereby instructed to vacate the plats pursuant to Section 4 of this Ordinance. Further, the Clerk of Council is instructed to endorse this action and cause said plats to be recorded with the Recorder of Sandusky County, Ohio.

**SECTION 6.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage 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 action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

**SECTION 7.** This ordinance shall take effect and be in force from and after its passage and publication according to law.




Jamie Hafford  
President of Council

PASSED: 6-4-20


Effective date: 6-4-20

YEAS: 7 NAYS: 0

  
Stephanie D. Martin, City Council Clerk

  
Daniel R. Sanchez, Mayor

ORDI1195

Approved as to form:  


James F. Melle, Director of Law  
City of Fremont, Ohio

**Petition to Vacate One Block of High Street**

To the Council of the City of Fremont, Ohio and the Fremont City Planning Commission:


The undersigned, owner of lots in the City of Fremont, Ohio abutting on one block, 340 feet, of High Street, running in an north-south direction from Croghan Street to Garrison Street, between lot numbers 4196,4202,4203,(239)254,271 on the west side and 221,240,253,and 272 on the east side respectfully petition your honorable body that said city block of High Street be vacated between the points named. The Birchard Public Library of Sandusky County, in response to surveys and focus groups in the community, is planning to build an addition onto the west side of the library that will extend across High Street, which will allow for additional and improved programs and services which will be beneficial to the public good. All abutting lots are owned by the Board of Trustees of the Birchard Public Library of Sandusky County, 423 Croghan Street, Fremont, Ohio, 43420. The undersigned do hereby consent to the vacation of said block of High Street in accordance with this petition filed within said Council.

Owner's signature(s)

Lot numbers

 12/23/19  
James H. Ellis, III President of the Board of Trustees Date

4196,4202,4203, (239),254,271,221,240,253,272

 12-23-19  
Pamela M. Hoesman Library Director Date

See attached Resolution 86-19, and plat map

December 17, 2019

### USDA Application

For the USDA application, a public notice of intent to file a rural development application is required. Mrs. Duty made a motion stating that the Birchard Public Library of Sandusky County intends to file an application to USDA Rural Development for the funding of the construction of an addition to the main library building in Fremont, Ohio. Mr. Kessler seconded the motion and it passed unanimously as:

#### Resolution 83-19

### Geotechnical Proposal

The property that the building project is proposed to be built on needs to be tested to make sure that the building and new parking lot have the correct base. A geotechnical firm has to be hired to do the testing. Two firms submitted proposals. Bowser-Morner, Inc. was the lower bid. Mr. Moore made a motion to hire Bowser-Morner, Inc., it was seconded by Mrs. Hiser, and it passed unanimously as

#### Resolution 84-19

### Archeological Survey

An archeological survey must be completed as part of the USDA Environmental Study. The library advertised an RFP for a Phase 1 Survey to hire an archeological surveyor. Two firms submitted proposals. Lawhorn and Associates submitted a bid which included both Ground Penetrating Radar and a Phase 1 Survey. The other bid did not include the Phase 1 Survey. Mr. Kessler made a motion that we hire Lawhorn and Associates and Mr. Farrell seconded the motion. It passed unanimously as

#### Resolution 85-19

### High Street and Alley Vacation

The proposed building project will require that High Street and an undeveloped alley that runs east and west through the center of both library blocks be vacated. A petition to vacate must be filed with the City of Fremont. Mr. Moore made a motion for Mrs. Hoesman to deliver a petition to the city for vacating the street and alley, and for her to sign on the library board's behalf. Mrs. Berlekamp seconded the motion, which passed unanimously as

#### Resolution 86-19

### Parking Variance

Currently, the city requires that the library provide one parking spot for every 300 square feet of the building. With the proposed building addition the library would be required to have 127 spaces. The new parking lot, as designed, would add 76 new parking spaces, for a total of 113 spaces, which is 14 fewer than required. The slope of the parking lot, the placement of underground holding tanks for storm water runoff, and the necessity of placing handicapped parking close to the front entrance all create unique challenges for the parking lot design. Adding another row of parking would reduce open space which could be used for outdoor programs and events. Mr. Kessler moved that the library request a parking variance. Mr. Farrell seconded the motion. It passed unanimously as