

Regular Council

August 22

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The regular meeting of the Waterville Council was called to order by Mayor Timothy Pedro at 7:30 p.m. in the Council Chambers of the Waterville Municipal Building.

The prayer was offered by Mr. Frey. The Pledge of Allegiance was then recited and led by Susan Dodge, mother of Tanner Dodge the new full-time Firefighter/Paramedic.

Present at roll call were Todd Borowski, John Rozic, Anthony Bruno, Mayor Tim Pedro, Mary Duncan, Barb Bruno and Rod Frey.

Also present this evening was Jon Gochenour, Municipal Administrator; Phil Dombey, Law Director; Steve Schult, Treasurer and Melissa Cook, Recording Secretary.

Staff Present:

Mark Williams – Director of Finance and Administration

Joe Valvano – Police Chief

Doug Meyer – Fire Chief

Citizens Present:

Please see Citizens' Sign-In Sheet, Exhibit A, Page 1 for a list of people present.

Presentation

- A. Mayor Pedro – Oath of Office, Tanner Dodge, full-time Firefighter/Paramedic, Waterville Fire Department.

Mayor Pedro administered the “Oath of Office” to our new, full-time Firefighter/Paramedic Tanner Dodge. Afterwards, Mr. Dodge gave a brief history of himself and his education.

Approval of Minutes

Mr. Bruno moved to approve the minutes of the July 25, 2022 Regular Council meeting. Mr. Rozic seconded the motion, which passed by unanimous voice vote.

Citizens Comments

None

Executive Session

Mrs. Duncan made a motion to move into Executive Session for a Conference with the Law Director in consideration of a matter per ORC 121.22(G)(1): Investigation of Complaints Against a Licensee and ORC 121.22 (G)(1): Purchase or Sale of Property for Public Purposes at 7:38 p.m. Mrs. Bruno seconded the motion, which passed by unanimous voice vote.

Return to Regular Session

Mrs. Duncan made a motion to come out of Executive Session and resume the regular Council meeting at 8:10 p.m. Mrs. Bruno seconded the motion which passed by unanimous voice vote.

Staff Reports

Administrator: Jon Gochenour –

- Reported that the Anthony Wayne Trail Intersection Improvement Project will begin on August 29. A right turn lane on Mechanic St. going northbound on the AWT and a right turn lane on the AWT going west on Michigan Ave. as well as intersection improvements will be completed.
- Stated that along with the Mayor and Councilwoman Duncan, he met with the

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Montrose Group regarding the development of the Downtown Redevelopment District (DRD).

Law Director: Phil Dombey – No report

Finance Director: Mark Williams –

- Reviewed details from the July 2022 Month End Finance Report highlighting fund balances and income tax revenues.

Treasurer: Steve Schult –

- Reviewed details of the Treasurer’s Report for the month of July 2022. He then stated that the private auditor wrapped up their independent audit of the City’s 2021 Financial Statements which was submitted to and approved by the State of Ohio. He added that the City once again received a “Clean Opinion” audit with no deficiencies. The audit report was reviewed and approved by the Finance Committee at their last meeting.

Police Chief: Joe Valvano –

- Reported that the department has added four new certified bike officers giving us a total of six.
- Stated that the new police vehicle will be done in approximately 3 weeks.
- Reported that the new rifles have come in. We are now in the process of qualifying.
- Reported that the new golf cart will be road ready in three week in time for Roche de Boeuf.
- Stated that that the first day of school went very well with no incidents to report.

Fire Chief: Doug Meyer –

- Reported that the two members of the Fire Department went through bike training giving us a total of three that are certified.
- Stated that the department has completed hiring all part-time employees as well as swearing in one new full-time employee so we are now fully staffed.

Mr. Borowski asked if CPR classes are available through the Fire Dept. Chief Meyer stated that if anyone is interested in taking a CPR class they should contact the department to get one scheduled.

Public Works Director: Ken Blair – Absent

Communications from Council Members/Committees

Mrs. Bruno –

- Asked the status of the ball diamond at Waterworks Park. Mr. Gochenour stated that the contract with the contractor has been signed. A pre-construction meeting will be scheduled when Mr. Blair returns from vacation. Work will begin shortly after and will hopefully be completed by the end of September.
- Reported that the Parks and Recreation Committee will meet in two weeks. She added that there is a group of residents that are interested in restoring the dugouts at Waterworks Park as part of a service project. This will be discussed at that meeting.
- Asked the Administrator what the status was of hiring a full-time zoning inspector. Mr. Gochenour stated that previously the Zoning Inspector position was part-time making it difficult to fill. We are looking at creating a new full-time position that would serve as the Zoning Inspector along with other duties making it more desirable.
- Asked the Administrator what the status was of the sale of the old ladder truck. Mr. Gochenour stated that it is listed for sale and we have had some interest.

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Chief Meyer added that he received a call from a Fire Department in Nebraska who is interested and is making arrangements to come and see it in person within the next couple of weeks.

Mrs. Duncan – No report.

Mr. Frey – No report.

Mr. Bruno –

- Asked the Administrator if Andrea at Farnsworth Developers reached out to him regarding the weed growth and dead trees along Waterville-Monclova Rd. at the Waterville Landing development. Mr. Gochenour stated that the developer has contracted Bower Landscaping to do work on the retention pond and the areas along Waterville-Monclova Rd. They will also be installing a new irrigation system.

Mr. Rozic –

- Reported that the Public Safety Committee met on Thursday, August 4 where they had a good meeting and discussion.
- Complimented the Fire Department on their new digital sign.

Mr. Borowski –

- Reported that the new digital sign at the Fire Department looks great.
- Welcomed back all Anthony Wayne students back to school.
- Stated that he attended the recent Tree Commission meeting where he received many compliments on Stitt Park. He then stated that members have completed tree inventory on two more zones. There are six more to go until they have a completed tree inventory. The members are also looking at an October date to do a tree pruning training day for the trees at Prairie Trail Park. He added that with the \$25,000 grant they have received North Branch Nursery will be planting 140 new trees by the end of the year and All Seasons will be doing some tree removal and pruning.

Mayor Pedro –

- Reported that that Downtown Redevelopment District will be coming to Council with a plan that will help rebuild our downtown.
- Stated that a recent Council meeting Wendy Gray of Third St. Blooms along with her team of volunteers asked the city to invest \$10,000 for new decorations for downtown and the Waterville Christmas Celebration. Mayor Pedro then made a motion to approve up to \$10,000 to purchase the items listed on the list provided by Wendy Gray. Mrs. Bruno seconded the motion, which passed by unanimous voice vote. Council members then thanked Mrs. Gray and her team for putting this together for the residents of Waterville.
- Reported that he attended the August 19 Finance Committee meeting.
- Stated that along with the Governor and Lt. Governor of Ohio he participated last week in the “Fish Ohio” event. He was the only Mayor that attended this event.
- Reminded Council and residents that the Annual Fishing Derby will be held on Saturday, September 17 at Waterworks Park. Details and applications are available at the Municipal Building.

OLD BUSINESS:

- A. RESOLUTION 18-22 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO A BUSINESS PROPERTY LEASE WITH CLEAN WOOD RECYCLING, INC. FOR 4.66 ACRES OF LAND LOCATED AT 6730 ANTHONY WAYNE TRAIL TO OPERATE A YARD WASTE TRANSFER FACILITY (**Tabled 5/23/2022**)

This Resolution authorizes a renewal of the lease agreement with Clean Wood Recycling, Inc. to operate a yard waste transfer facility on a 4.66 acre site owned by the City of Waterville located at 6730 Anthony Wayne Trail. Clean Wood has requested a new five-year lease increasing the City's annual payment from \$18,000 to \$35,000 per year which allows City residents and City departments to drop off yard waste at this site with no additional charges. The current City payment has not increased for the last five years. The present arrangement has worked out well for City departments and is popular with Waterville residents. The facility is open from April 1 to October 31 on Monday, Thursday and Friday from 10 a.m. to 6 p.m.; Saturday 9 a.m. to 5 p.m. and Sunday 11 a.m. to 4 p.m. During this 30 - week period, the site is staffed by at least one Clean Wood employee at all times. Clean Wood is requesting the increase due to increased labor, fuel and equipment costs.

Mr. Bruno made a motion to take Resolution 18-22 off the table. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

Mr. Gochenour informed Council and residents that the City received notice from Clean Wood Recycling that is has decided not to renew their contract and to close their yard waste facility in Waterville effective August 29, 2022.

The Resolution failed due to the lack of a motion.

B. ORDINANCE 07-22 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF WATERVILLE TO CHANGE THE ZONING CLASSIFICATION OF A 12.527 ACRE PORTION OF PARCEL 96-56053 LOCATED IN THE 1400 BLOCK OF PRAY BOULEVARD FROM (C-3) HIGHWAY COMMERCIAL TO (R-4) MULTI-FAMILY, HIGH DENSITY RESIDENCE DISTRICT

Second Reading

Nathan Waggner of Cash Waggner and Associates, agent, is seeking to rezone a 12.527-acre portion of a vacant 36.972-acre parcel located in the 1400 block of Pray Boulevard from Highway Commercial District (C-3) to (R-4) Multi-Family, High Density Residence District in order to construct Phase 3 of the Waterville Place Apartments. If the zoning change request is successful, the applicant would split off the planned 12-acre portion from parcel 96-56053 and submit a site plan to construct a four building, 144-unit apartment complex (see attached parcel split and preliminary site plan information). This development would be adjacent to Phases 1 and 2 of the existing Waterville Place Apartments to the east which will consist of seven buildings and 252 units once it is completed.

Although located next to the existing Waterville Place Apartment Development, a review of the proposed zoning change from commercial to multi-family, high density residential would appear to be contrary to the intent of the City of Waterville's 2012 Comprehensive Plan. Unlike the existing Waterville Place Apartments, which are located on parcels that were zoned multi-family residential prior to their construction in accordance with the goals of the Comprehensive Plan, the current 36-acre site is located within the U.S. 24 Concept Area is intended for nonresidential uses due to its close proximity to the U.S. 24 Interchange and nearby commercial and office developments. Rezoning this parcel would not only add 144 additional units within approximately 500 feet of 528 existing multi-family units, it would remove 12.527 acres of potential commercial development from the U.S. 24 Concept Area which is key to the City maintaining a strong, diversified tax base into the future. Moreover, the requested zoning change would seem premature considering that a significant portion of Phase 2 of the adjacent Waterville Place Apartments still remains unfinished, including three apartment buildings, landscaping and other required infrastructure.

In light of the considerable amount of existing multi-family housing in the City of Waterville, including the 528 units currently located within 500 feet of this proposed apartment project, it would seem that there is an adequate supply of this type of housing for a small community of 6,000 residents. Moreover, rapid and unplanned residential growth will enviably overburden emergency services, traffic capacity and school enrollments and have a negative fiscal impact on the City budget. In an effort to ensure balanced growth and a strong diversified tax base, the 2012 Comprehensive Plan envisions development for parcels with the U.S. 24 Concept Area to be non-residential. In addition, three of the proposed seven apartment buildings in the current Waterville Place Apartments Complex still remain unfinished after nearly three years of development. Consequently, it was the recommendation of the Planning Commission at their June 6, 2022 public meeting to deny the proposed zoning change request for a 12.527-acre portion of a 36.972-acre parcel located in the 1400 Block of Pray Boulevard from Highway Commercial District (C-3) to (R-4) Multi-Family, High Density Residence District since the request is contrary to good planning practice and the promotion of the goals contained in the 2012 Comprehensive Plan.

NEW BUSINESS:

A. ORDINANCE 08-22 AN ORDINANCE ACCEPTING OPIOID SETTLEMENT FUNDS AND DIRECTING PLACEMENT OF SUCH FUNDS IN A SEPARATE FUND AND DECLARING AN EMERGENCY

In 2021, City Council approved a Resolution agreeing to participate in the “OneOhio Memorandum of Understanding (MOU)” regarding the settlement of opioid related claims in the State of Ohio. At your June 27, 2022 public meeting, Council recommended the appointment of a representative to the local Region 4 Board of the OneOhio Recovery Foundation to implement strategies to distribute settlement funds throughout Lucas County. In order to accept opioid settlement payments, the City is required to establish a separate fund to account for settlement receipts and proposed expenditures according to the Ohio Auditor of State. This Ordinance establishes the “Opioid Settlement (261) Fund” in order to comply with the requirements of the Ohio Auditor of State’s Office.

Mayor Pedro made a motion to suspend the rules to allow for the passage of Ordinance 08-22 as an emergency measure. Mr. Frey seconded the motion.

Roll Call: Mr. Rozic – yes, Mrs. Bruno – yes, Mayor Pedro – yes, Mrs. Duncan – yes, Mr. Bruno – yes, Mr. Frey – yes, Mr. Borowski. The motion passed unanimously.

Mayor Pedro made a motion to move for the passage of Ordinance 08-22 as an emergency measure. Mr. Borowski seconded the motion.

Roll Call: Mr. Borowski – yes, Mr. Frey – yes, Mr. Bruno – yes, Mrs. Duncan – yes, Mayor Pedro – yes, Mrs. Bruno – yes, Mr. Rozic - yes. The motion passed unanimously

B. ORDINANCE 09-22 AN ORDINANCE AMENDING ORDINANCE 06-22, THE AMENDED FY 2022 ANNUAL APPROPRIATION ORDINANCE AND DECLARING AN EMERGENCY

This Ordinance would authorize the third amendment to the 2022 appropriations. Significant items included in this amendment are: additional RITA Retainer Refund Revenue (\$14,704); additional expenses associated with street curb repair and paving (\$35,000); additional street tree trimming (\$12,000); increased vehicle fuel costs across all departments (\$25,800); and other routine items.

Mayor Pedro made a motion to suspend the rules to allow for the passage of Ordinance

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09-22 as an emergency measure. Mr. Rozic seconded the motion.

Roll Call: Mr. Rozic – yes, Mayor Pedro – yes, Mrs. Duncan – yes, Mr. Bruno – yes, Mr. Borowski – yes, Mr. Frey – yes, Mrs. Bruno - yes. The motion passed unanimously.

Mayor Pedro made a motion to move for the passage of Ordinance 08-22 as an emergency measure. Mrs. Duncan seconded the motion.

Roll Call: Mrs. Bruno – yes, Mr. Frey – yes, Mr. Borowski – yes, Mr. Bruno – yes, Mrs. Duncan – yes, Mayor Pedro – yes, Mr. Rozic - yes. The motion passed unanimously

C. RESOLUTION 25-22 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO CONTRACT WITH HYLANT ADMINISTRATIVE SERVICES, INC. ADMINISTRATOR OF THE OHIO GOVERNMENT RISK MANAGEMENT PLAN FOR COMPREHENSIVE PROPERTY, CASUALTY AND LIABILITY INSURANCE COVERAGES AND DECLARING AN EMERGENCY

The Village/City has had contracts for comprehensive property, casualty, and liability insurance coverages with Hyland Administrative Services since 1988. We have again received a proposal from Hylant, using the Ohio Plan of Government Risk Management, for the renewal of our insurance coverage for the August 31, 2022 to August 31, 2023 period. This Resolution would authorize a contract for renewal for a one-year term with an increase in the total premium from \$50,160 to \$57,699. The \$7,539 increase is primarily due to the increase in property and vehicle values, including the purchase of new fire pumper and ladder trucks, as well as increases associated with inflation.

Mayor Pedro made a motion to suspend the rules to allow for the passage of Resolution 25-22 as an emergency measure. Mrs. Bruno seconded the motion.

Roll Call: Mr. Rozic – yes, Mayor Pedro – yes, Mrs. Duncan – yes, Mr. Bruno – yes, Mr. Borowski – yes, Mr. Frey – yes, Mrs. Bruno - yes. The motion passed unanimously.

Mayor Pedro made a motion to move for the passage of Resolution 25-22 as an emergency measure. Mrs. Bruno seconded the motion.

Roll Call: Mrs. Bruno – yes, Mr. Frey – yes, Mr. Borowski – yes, Mr. Bruno – yes, Mrs. Duncan – yes, Mayor Pedro – yes, Mr. Rozic - yes. The motion passed unanimously

Other Business

Mayor Pedro wanted to recognize Norm Witzler, City of Waterville resident and past Council member, who was in attendance at this evenings meeting.

Adjournment

There being no further business to come before Council, Mr. Borowski made a motion to close the meeting at 8:54 p.m. Mrs. Bruno seconded the motion, which carried by unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor