

Regular Council

April 24

23

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 Barb Bruno.

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

Mr. Frey made a motion to excuse the absence of Mr. Bruno. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

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

Staff Present:

Mark Williams – Director of Finance and Administration

Joe Valvano – Chief of Police

Doug Meyer – Fire Chief

Presentations

A. Waterville Downtown Redevelopment District (DRD) Program

Nate Green of the Montrose Group was present and gave a presentation of the City of Waterville's proposed "Downtown Redevelopment District (DRD) Economic Development Program". A copy of Mr. Green's presentation and the Downtown Redevelopment District Plan were provided to Council.

Citizens Present:

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

Approval of Minutes

Mr. Rozic moved to approve the minutes of the April 10, 2023 Regular Council meeting. Mrs. Bruno seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Lisa Webber, 7522 Wellsbury Drive, stated that there is hemlock growing in the creek near Wellsbury Drive and requested that it be treated by the City. She also stated that recent comments about the "Not In My Back Yard" group being an unregistered political action committee were greatly embellished and no complaints have been received by the Ohio Secretary of State's office.

Jerry Hannewald, 209 N. River Rd., stated that there is vegetation growing over the sidewalk on the corner of Farnsworth and River Road. Mr. Hannewald requested that a letter be sent to the property owner to keep the sidewalk clear of vegetation.

Executive Session

Mrs. Duncan made a motion to move into executive session for consideration of a matter per ORC 121.22(G)(4): reviewing negotiations with public employees concerning compensation and other terms and conditions of their employment and ORC 121.22(G)(3): imminent and pending court action at 8:02 p.m. Mr. Rozic seconded the motion. Motion passed by a voice vote.

Return to Regular Session

Mrs. Duncan made a motion to come out of executive session and resume the regular Council meeting at 8:34 p.m. Mr. Borowski seconded the motion which carried by unanimous voice vote.

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Staff Reports

Administrator: Jon Gochenour

- Stated that the Lucas County recycling dumpsters were removed from Kroger's property because there was no other place on the property where Kroger was willing to place them. The dumpsters were moved from their long-time location because Kroger sold this portion of their property for the development of an Auto Zone store. The Ohio State Fire Code prohibits locating the dumpsters in the fire lane near the store. Lastly, Kroger did not want to lose any remaining parking spaces by locating them on another portion of their property. It was a business decision made by a private property owner and not the City of Waterville.

Law Director: Phil Dombey

- No Report

Finance Director: Mark Williams

- Reviewed details from the March 2023 Month End Finance Report highlighting fund balances, investments and income tax revenues.

Treasurer: Steve Schult

- Reviewed details from the March 2023 Month End Treasurer's Report.

Police Chief: Joe Valvano

- The April 22, 2023 National Drug Drop Off Day held at the Police Department was very well attended and collected 24 pounds of drugs.
- "Safety City" will be July 17 – 21; registration is filling up fast.
- The two new police cars will be delivered this week.
- With the warm weather coming, he reminded everyone to please shut your garage doors overnight.

Fire Chief: Doug Meyer

- Stated that the Fire Department has one new part time firefighter stating.

Communications from Council Members/Committees

Mr. Frey

- Stated the annual Joint Meeting of the Fallen Timbers Union Cemetery District will be held on May 8, 2023 at the Waterville Municipal Building at 6 p.m.

Mrs. Bruno

- Started that she is happy to see the street sweeper out cleaning the streets. Mrs. Bruno encouraged the Public Works Department to keep it up.

Mrs. Duncan

- Mrs. Duncan stated that she spoke with Allison Aey of Nature's Nursery about their concerns with the Fourth of July Fireworks being shot off so close to their new location on Dutch Road. This year should not be an issue since they will not be fully moved into to their new facility however, they have concerns about next year's fireworks display.

Mr. Rozic

- Thanked everyone for staying while Council had the Executive Session.

Mr. Borowski

- Asked if the County recycling dumpsters could be placed at the former Clean Wood site and if the City could have a seasonal Public Works employee to work at this site a couple days a week to collect grass only from Waterville

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- residents. The grass could then be transferred by the City to Renewed Outdoor.
- Stated that he is still working with Lucas County on landscaping the roundabouts on Dutch Road which are outside of the City.
 - The Tree Commission presentation scheduled for tonight was postponed until May 8.
 - He stated that he was pulled over on April 21 by the Waterville Police for speeding and OVI. He apologized to the Police Department, the City and his family for putting them in this position.

Mayor Pedro

- Wayne King, of the Whitehouse American Legion, has organized a Memorial Day Celebration on May 29, 2023 at 10 a.m. in Whitehouse at Veterans Memorial Park and at 11 a.m. at Wakeman Cemetery in Waterville.
- Stated that Mercy Health Systems will be hosting a public meeting at Zion Lutheran Church on May 9, 2023 to discuss the closure of St. Luke’s Hospital and their purchase of the property.
- Stated that he will be meeting with the Waterville Chamber of Commerce in regards to this year’s 50th annual Roche de Boeuf Festival.

OLD BUSINESS:

- A. ORDINANCE 05-23 AN ORDINANCE AMENDING PART THREE OF THE CODIFIED ORDINANCES OF THE CITY OF WATERVILLE, SCHEDULE IV OF THE TRAFFIC SCHEDULES, NO TURN ON RED (NORTHBOUND ANTHONY WAYNE TRAIL AT MECHANIC STREET)
Second Reading

This Ordinance would establish a “no turn on red traffic lane restriction” for the northbound lane of the Anthony Wayne Trail at the intersection of Mechanic Street. This restriction is necessary to avoid possible conflicting movements of vehicle traffic onto eastbound Mechanic Street from the Anthony Wayne Trail. The traffic signal at this intersection currently permits green arrow left turns from the southbound lane of the Anthony Wayne Trail onto Mechanic or Third Streets, but there is also no prohibition against right turns on red from the northbound lane of the Anthony Wayne Trail onto Mechanic or Third Streets as well. Consequently, this situation creates the possibility of vehicles turning into each other at this corner of the intersection. Although this potential traffic conflict could exist at any time two vehicles are present at this intersection, the no turn on red restriction would be in effect during the peak traffic hours only of 7 a.m. to 7 p.m. Monday through Friday. The establishment of a no turn on red traffic restriction at this location was recommended by the Public Safety Committee at their April 6, 2023 public meeting.

NEW BUSINESS:

- A. ORDINANCE 06-23 AN ORDINANCE CREATING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 1, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 2, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 3, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 4, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 5, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 6, WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 7 AND WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 8 AND DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE; EXEMPTING SEVENTY PERCENT (70%) OF THE VALUE OF SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR A PERIOD OF THIRTY YEARS; REQUIRING THE OWNERS OF THE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU

OF TAXES; SPECIFYING THE PLAN FOR USING SERVICE PAYMENTS TO PROMOTE ECONOMIC DEVELOPMENT AND JOB CREATION; AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT PLAN; ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 1 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 2 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 3 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 4 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 5 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 6 FUND, ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 7 FUND AND ESTABLISHING THE WATERVILLE DOWNTOWN REDEVELOPMENT DISTRICT 8 FUND, FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND APPROVING RELATED MATTERS

First Reading Scheduled for April 24, 2023; Second Reading Scheduled for May 8, 2023; Third Reading and Legislative Actions scheduled for May 22, 2023

The enclosed ordinance creates a "Downtown Redevelopment District (DRD)" in the City of Waterville. A DRD is an economic development tool which allows the City to use increases in property tax revenue to finance redevelopment projects for existing commercial, office, retail and industrial uses in the district through grants, loans and public infrastructure improvements. The ordinance will create eight DRD areas in the vicinity of Downtown Waterville for a period of 30 years with the goal of increasing capital investment and creating additional job opportunities. The DRD designation would allow the City to redirect up to 70% of any increase in property tax value from a redevelopment project to be reinvested in the DRD. The City has received approval from the Anthony Wayne School District and the Penta Career Center for the proposed DRD program. In the first 10 years of the program, the school districts would receive 100% of the current value of a parcel plus 30% of any increase in property value. In years 11 through 30, a compensation agreement would be provided to the school districts reimbursing them for taxes they would have received if tax exemptions during these years were not provided. Mr. Nate Green of the Montrose Group, the City's consultant on this project, was present and provided an overview of the DRD program to Council. A public hearing was also held this evening to hear public comment regarding the DRD program.

- B. RESOLUTION 13-23 A RESOLUTION AMENDING THE COLLECTIVE BARGAINING AGREEMENT WITH THE OHIO PATROLMAN'S BENEVOLENT ASSOCIATION, SEREANTS UNIT, AND AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO AN AMENDED COLLECTIVE BARGAINING AGREEMENT
- C. RESOLUTION 14-23 A RESOLUTION AMENDING THE COLLECTIVE BARGAINING AGREEMENT WITH THE OHIO PATROLMAN'S BENEVOLENT ASSOCIATION, PATROL UNIT, AND AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO THE PROPOSED COLLECTIVE BARGAINING AGREEMENT

These Resolutions authorize the approval of an amendment to the current collective bargaining agreements with the Sergeants and the Patrol Units in the Police Department who are represented by the Ohio Patrolmen's Benevolent Association. The respective agreements expire on December 31, 2023. The proposed amendment to both agreements moves up each contract's ending date to

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July 31, 2023 in order to immediately begin negotiations on new labor contracts. Both bargaining units have agreed to the new contract termination date in order to start new contract negotiations.

Mr. Borowski moved to adopt Resolution 13-23, Mr. Rozic seconded the motion, which passed by a voice vote.

Mr. Rozic moved to adopt Resolution 14-23, Mrs. Duncan seconded the motion, which passed by a voice vote.

D. RESOLUTION 15-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO AWARD A CONTRACT TO BOWERS ASPHALT AND PAVING INC. FOR THE 2023 PAVING PROGRAM

This Resolution authorizes a contract with Bowers Asphalt and Paving, Inc. of Walbridge, Ohio for pavement improvements to Independence Drive, Patriot Drive East and West, Farmview Drive between Waterville Monclova and Buckeye, the Alley behind the Municipal Building between Mechanic and Farnsworth, the Police Department Driveway and the Municipal Building Parking Lot. The City also requested alternate bids to add Mount Vernon Drive and Mount Vernon Court to this year's paving program. Pavement rejuvenating agent will also be applied to the following streets paved last year: Continental Drive, Heritage Lane, Colonial Court and the Alley between Farnsworth Road and South Street. The City received five (5) competitive bids for this project with Bowers Asphalt submitting the lowest bid of \$393,972.75 which includes the additional streets. The inclusion of the two additional streets results in the proposed paving program exceeding the 2023 Appropriations for this project by approximately \$30,000. However, Bowers bid was the below the revised 2023 City Engineer's estimate of \$405,000 for the entire project. Despite the increase in cost, it is recommendation of the City Engineer and administrative staff that Bowers Asphalt and Paving submitted the best and most responsive bid of \$393,972.75 and, therefore, should be awarded the contract. Bowers Asphalt has successfully completed several previous paving projects in the City.

Mr. Borowski moved to adopt Resolution 15-23, Mrs. Bruno seconded the motion, which passed by a voice vote.

E. RESOLUTION 16-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO AWARD A CONTRACT TO JIM PALMER EXCAVATING FOR THE CANAL ROAD WATERLINE REPLACEMENT PROJECT

This Resolution authorizes a contract with Jim Palmer Excavating Inc., of Portage, Ohio for the Canal Road Waterline Replacement Project. The City received two (2) competitive bids for this project with Jim Palmer Excavating, Inc. submitting the lowest bid of \$467,327.12. The project involves the replacement of the existing 83-year old, 6-inch waterline with approximately 2,650 feet of new 8-inch waterline, installation of required valves, 9 fire hydrants and the reconnection of 18 residential service connections. These improvements will improve water flow, fire protection, and eliminate future water main breaks. 100% of the cost of this project is being financed utilizing funding from the Ohio Public Works Commission and the American Rescue Plan Act. It is the recommendation of the City Engineer and administrative staff that Jim Palmer Excavating submitted the best and most responsive bid of \$467,327.12 and, therefore, should be awarded the contract.

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Mrs. Duncan moved to adopt Resolution 16-23, Mr. Rozic seconded the motion, which passed by a voice vote.

F. RESOLUTION 17-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO AWARD A CONTRACT TO SMITH PAVING AND EXCAVATING, INC. FOR THE 2023 CURB REPLACEMENT PROGRAM

This Resolution would authorize a contract with Smith Paving and Excavating, Inc. of Norwalk, Ohio for the 2023 Curb Replacement Program at a cost of \$26,790. The project involves the replacement of approximately 340 feet of mountable curb and gutters located on Applegate Drive, Donnington Drive, Freedom Lane, Karis Lane, Patriot Drive, Roche de Boeuf Court, Rutledge Drive, Sycamore Lane and Wilkshire Drive. The cost of this project was included in the 2023 Capital Improvement Program Budget. Smith Paving has successfully completed several past construction projects in the City of Waterville.

Mr. Frey moved to adopt Resolution 17-23, Mrs. Bruno seconded the motion, which passed by a voice vote.

G. RESOLUTION 18-23 A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR COLUMBIAN VILLAGE AT WATERVILLE LANDING PLATS 2-6 AND FARNSWORTH VILLAGE AT WATERVILLE LANDING PLATS 6-10

Greg Feller, of Feller Finch and Associates, agent for Midland Agency of Northwest Ohio, Inc., submitted a preliminary plat for a residential subdivision known as "Columbian Village at Waterville Landing Plats 2-6 and Farnsworth Village at Waterville Landing Plats 6-10". The 183 lot, single family residential development is located north off of Pray Boulevard and west off of Colin Drive west of Waterville Monclova Road. A review of the requirements for (R-2) residential zoning districts indicates that the planned lots meet the lot width and size requirements for this zoning district. At their February 28, 2023 public meeting, it was the recommendation of the Planning Commission, by a vote of 3-0 with two members absent, to Council to approve the proposed preliminary plat subject to the following conditions: 1.) the completion of a traffic impact study with the submittal of the final plat for Plat 2 of Columbian Village to determine if a right turn lane is required off of Waterville Monclova Road onto Colin Drive; 2.) Farnsworth Ditch must be thoroughly cleaned and grubbed between Pray Boulevard and Dutch Road to ensure proper drainage prior to initial development and, 3.) traffic calming islands must be installed mid-block on proposed streets exceeding 1,320 feet in length. The property owner has agreed to these conditions of approval. The City Engineer has reviewed the preliminary plat and finds it to be acceptable.

Mrs. Duncan moved to adopt Resolution 18-23, Mr. Rozic seconded the motion, which passed by a voice vote.

H. RESOLUTION 19-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO A CONTRACT WITH MOTOROLA SOLUTIONS FOR THE PURCHASE OF COMMUNICATION EQUIPMENT FOR THE FIRE DEPARTMENT

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This Resolution would authorize the purchase of 23 portable radios for the Fire Department from Motorola Solutions at a cost \$107,843.08. Although still in use, this purchase will complete the replacement of all outdated portable radios for which replacement parts are no longer available. Moreover, these radios will meet all of the operational requirements of the new Lucas County 911 Consolidated Dispatching System. The cost of this equipment was included in the 2023 Capital Improvement Program Budget and is approximately \$38,000 less than was originally estimated.

Mr. Borowski moved to adopt Resolution 19-23, Mrs. Bruno seconded the motion, which passed by a voice vote.

Other Business

None

Adjournment

There being no further business to come before Council, Mrs. Bruno made a motion to close the meeting at 9:27 p.m. Mr. Frey seconded the motion, which carried by unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor