

## Regular Council

March 13

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 Mrs. Duncan. The Pledge of Allegiance was then recited and led by Todd Borowski

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

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

Mrs. Duncan made a motion to excuse the absence of Mrs. Bruno. Mr. Rozic seconded the motion, which passed by unanimous voice vote.

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

### Staff Present:

Mark Williams – Director of Finance and Administration

Doug Meyer – Fire Chief

### Citizens Present:

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

### Approval of Minutes

Mr. Frey moved to approve the minutes of the February 27, 2023 Regular Council meeting. Mrs. Duncan seconded the motion, which passed by a voice vote.

### Executive Session

Mayor Pedro made a motion to move into Executive Session for Consideration of a Matter per ORC 121.22(G)(3): Imminent and Pending Court Action, ORC 121.22(G)(2): Purchase or Sale of Property for Public Purpose and ORC 121.22(G)(1): To Consider the Appointment, Employment or Compensation of a Public Employee at 7:32 p.m. Mr. Rozic seconded the motion.

### Return to Regular Session

Mr. Frey made a motion to come out of Executive Session and resume the regular Council meeting at 7:56 p.m. Mr. Rozic seconded the motion which carried by unanimous voice vote.

### Citizens Comments

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Leo Frosch, 378 Overlook Dr., requested that conditions be enforced requiring that only acoustic music be permitted to be played at the Buffalo Rock Brewery.

Matt Harrell, 1457 Southridge Dr., made comments regarding the definition of the word “emergency” and how it is used in the passage of ordinances.

Jerry Hannewald, 209 N. River Rd., made comments about the order of the agenda and that the codified ordinances in regards to meeting rules need to be updated.

Wayne Wagner, 243 Harvest Ln., made comments on Ordinance 03-23 stating that the zoning change should have been made with the prior owner. Also, Mr. Wagner commented on Ordinance 10-22 stating that Council still has time to repeal this ordinance.

### Staff Reports

Administrator: Jon Gochenour

- Provided a report on single-family home construction over the past five years: 2018 – 17 homes; 2019 – 34 homes; 2020 – 27 homes; 2021 - 32 homes; and 22 homes were built in 2022.
- Mr. Borowski asked about the hiring of Police Department personnel. Mr. Gochenour stated the City has conducted several interviews and a new officer will be starting hopefully next week.
- Mr. Rozic asked if there were any dates scheduled for Unlimited Pick-Up. Mr. Gochenour stated that he has given Republic several proposed dates, but none have been finalized yet.

Assistant Law Director: Kati Tharp

- Updated Council regarding the petitions submitted to recall Anthony Bruno and John Rozic from Council. Ms. Tharp advised that the petitions were not in compliance with ORC 3501.38(E)(1) and ORC 3501.38(J). Consequently, she has advised the Clerk of Council that both petitions are insufficient and should not be certified.

Finance Director: Mark Williams

- No Report

Treasurer: Steve Schult

- No Report

### Communications from Council Members/Committees

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Mr. Frey

- Stated that he attended the ground-breaking ceremony for Nature's Nursery on March 6. It was a nice event and Mr. Frey is excited to have the facility here in our community.

Mrs. Duncan

- No Report

Mr. Rozic

- Stated that he also attended the ground-breaking ceremony for Nature's Nursery on March 6. Mr. Rozic agreed it was a nice event and a beautiful facility.

Mr. Borowski

- Stated that he also attended the ground-breaking ceremony for Nature's Nursery on March 6. Mr. Borowski agreed it was a nice event, it's a beautiful facility and shares in the excitement of having the facility in Waterville.

Mayor Pedro

- Mayor Pedro stated that the City has found some volunteers to plan the Annual Easter Egg Hunt this year. Waterville Bodyworks will helping fund the event but are not able to host the event this year as they did in the past. He stated that the Easter Egg Hunt would be April 1 at Conrad Park.

### Appointment to Various Commissions, Boards and Committees

A list of appointments proposed by the Mayor for Council's consideration and approval was included in the Council packet. Mrs. Duncan moved to approve the appointment of the following individuals:

Landon Drews, Finance Committee for a 3-year term, new term to expire 12/31/2025 and Charles Monus, Tree Commission for a 3-year term, new term to expire 12/31/2025.

Mr. Frey seconded the motion which passed by a voice vote.

### OLD BUSINESS:

A. None

### NEW BUSINESS:

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- A. ORDINANCE 03-23 AN ORDINANCE AMMDNING THE ZONING MAP OF THE CITY OF WATERVILLE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND KNOWN AS 8275 NEAPOLIS WATERVILLE ROAD FROM (A-1) AGRICULTURAL TO (M-1) LIGHT INDUSTRIAL DISTRICT

*First Reading Scheduled for March 13, 2023; Second Reading Scheduled for March 27, 2023; Third Reading, Public Hearing and Legislative Actions scheduled for April 10, 2023*

Mr. Joseph Cappell, agent for the Toledo-Lucas County Port Authority, has submitted a request to rezone 48.56 acres of land from (A-1) Agricultural to (M-1) Light Industrial District. The parcel was recently purchased by the Port Authority which intends to develop the area to facilitate future economic development and to accommodate the potential future expansion of the adjacent Farnsworth Industrial Park located on Waterville Monclova Road. Currently, several of the City's largest employers, such as Kaufman Engineered Systems, Surface Combustion and Parker Hannifin are located in the Farnsworth Industrial Park. In the 2012 Comprehensive Plan, this parcel is located within the "Farnsworth Corridor Concept Area" which envisions this area being developed for light industrial uses which will create additional jobs while strengthening and diversifying the City's tax base. The requested zoning change offers the City a unique opportunity to retain several successful local businesses, who have proven to be good neighbors to nearby residential properties, by providing additional adjacent land for future expansion. Based on the Port Authority's past success in developing similar business parks in Northwest Ohio, the City is fortunate to have a potential developer with the technical experience and financial ability to attract desirable new businesses to our community.

Based upon its compliance with the goals of the 2012 Comprehensive Plan and its compatibility with the adjacent Farnsworth Industrial Park, it was the recommendation of the Planning Commission at the February 28, 2023 public meeting, by a vote of 3-0 with two members absent, to Council to approve the zoning change request from Agricultural (A-1) to (M-1) Light Industrial District for the property located at 8275 Neapolis Waterville Road.

- B. ORDINANCE 04-23 AN ORDINANCE APPROVING A ROADWAY DEDICATION PLAT FOR THE EXTENSION OF PRAY BOULEVARD 1,279.99 FEET SOUTH OF THE DEAD END AND AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO SIGN SAID PLAT

*First Reading Scheduled for March 13, 2023; Second Reading Scheduled for March 27, 2023; Third Reading, Public Hearing and Legislative Actions scheduled for April 10, 2023*

Richard McGuckin, of DGL Consulting Engineers, agent for DFG Waterville Landings

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LLC, has submitted a roadway dedication plat to extend Pray Boulevard approximately 1,280 feet south from the current dead end to the property line of parcel 96-56051. The proposed new public roadway will have an 80 foot wide right of way and will be located approximately 300 feet north of the eastern property line. The City Engineer has reviewed the roadway dedication plat and finds it to be acceptable.

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 roadway dedication plat for the extension of Pray Boulevard contingent on the submittal of detailed construction, engineering and utility plans for final review and approval by the City Engineer. The recommendation for approval was also contingent on the acceptance by the property owner of the following conditions as specified in the City of Waterville Codified Ordinances: 1. Receipt of an executed escrow agreement in accordance with Section 1117.02(b)(3); 2. Receipt of an executed maintenance bond in accordance with Section 1117.02(b)(4); 3. Receipt of documentation that all taxes have been paid in accordance with Section 1117.04(c)(5) and; 4. Payment of all outstanding construction inspection and other required fees in accordance with Sections 1111.06 and 1111.07.

### C. RESOLUTION 06-23 A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH NBK INVESTMENTS AND KAUFMAN ENGINEERED SYSTEMS

NBK Investments LLC/ Kaufman Engineered Systems, Inc, has submitted a “Community Reinvestment Area (CRA) Application” for a tax incentive to add a 7,200 square foot addition to their warehouse building located at 1220 Waterville Monclova Road. The proposed CRA agreement would grant a 100% real property tax abatement on the new building construction for 10 years. The project is estimated to result in the creation of 2-5 full time jobs over the next 5 years with an additional payroll of \$200,000 per year. Kaufman currently employs approximately 110 employees in Waterville and the warehouse building is one of three buildings owned by the company on Waterville Monclova Road. As part of the agreement, the Anthony Wayne and Penta County school systems would receive payments from the company to compensate them for the taxes being abated under this agreement. Copies of the CRA application, the proposed CRA agreement, school donation agreements and other supporting documentation are also enclosed with this resolution.

Mr. Frey moved to adopt Resolution 06-23, Mr. Rozic seconded the motion, which passed by a voice vote.

### Other Business

None

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Adjournment

There being no further business to come before Council, Mrs. Duncan made a motion to close the meeting at 8:27 p.m. Mr. Rozic seconded the motion, which carried by unanimous voice vote.

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Jon D. Gochenour, Clerk of Council

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Timothy G. Pedro, Mayor