

Regular Council

May 22

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. Bruno. The Pledge of Allegiance was then recited and led by resident and Waterville Primary Fourth Grade Student, Keagen Yanik.

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

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

Ken Blair – Public Works Director

Presentations

- A. “Police Officer for the Day” Swearing in Ceremony – Keagen Yanik, Fourth Grade, Waterville Primary School

Mayor Pedro swore in Waterville Primary School Fourth Grader Keagen Yanik to be a “Police Officer for the Day” in order for Keagen to participate in a special program at school with the Waterville Police Department. The school principal, staff and family members of Keagen were in attendance.

- B. Parker Square Entry Plaza – Matt Wilbur, the Collaborative

Matt Wilbur of the Toledo based architectural firm, the Collaborative, provided a presentation to Council on the proposed final design for the entry plaza for Parker Square.

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 May 8, 2023 Regular Council meeting.

Mrs. Bruno seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Jerry Hannewald, 209 N. River Rd., stated that he made several requests for records. He sent a records request in March and it was fulfilled right away and the next several requests took some time to be filled.

Paul Miller, 860 Continental Drive, stated that he has seen a concerning amount of Poison Hemlock in the Waterville area, specifically in the Anthony Wayne Trail and Canal Road area. This is a poisonous plant that can spread quickly.

Staff Reports

Administrator: Jon Gochenour

- Stated that the City has hired a contractor to treat Poison Hemlock found along the Shoemaker Ditch, but was unaware of the additional areas along the Anthony Wayne Trail and Canal Road. He will have to Public Works Director inspect the road right-of-way in these areas to see if they need to be added to the treatment plan as well.

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- Food Truck Tuesdays start June 13 in Conrad Park. They will also be held on July 11 and August 8.
- Mr. Gochenour mentioned that the City is looking at several options for the relocation of Lucas County provided recycling dumpsters. The reuse of the Clean Wood site is a possible location for this as well as an additional option for grass recycling.

Law Director: Phil Dombey

- The proposed referendum of Ordinance 04-23 passed by Council was strictly an administrative act and cannot be placed on the ballot.

Finance Director: Mark Williams

- Reviewed details of the April 2023 Financial Report highlighting fund balances, investments and income tax revenues.

Treasurer: Steve Schult

- The Treasurer's Report for the month of April 2023 was included in Council's packet for their review.

Police Chief: Joe Valvano

- Reported that this year's "Bike to School" event was a big success. Sixty kids were in attendance with only one skinned knee.
- Stated that there is one new officer starting.
- Reported that the City curfew for our residents under 18 years of age is 10 p.m. to 5 a.m. Monday thru Thursday and 11 p.m. to 5 a.m. Friday thru Sunday.

Fire Chief: Doug Meyer

- Stated that his Department participated in this year's "Bike to School" event. He added that it was very well attended.
- Updated Council on discussions with Lucas County in regards to the decentralization of Advanced Life Support Services. Waterville, Whitehouse, Waterville Township, and Providence Township are reviewing a proposed contract to work together for coverage of our communities.
- Stated that Kyle Yeager recently passed his test to become a Paramedic and Sam Eiben passed his Fire Instructor's Exam.
- Thanked resident Jim McNellis for his quick action in pulling a neighbor out of his house that was on fire. Chief Meyer also acknowledged Mike Lord, Spencer Wilkerson, Nick Wismer and Kyle Yeager for their exceptional job at containing and extinguishing the fire in less than three minutes.

Public Works Director: Ken Blair

- A big thank you to the Public Works employees for their hard work at getting Waterworks Park ready for the "Grand Reopening".
- Thanked the Anthony Wayne Area Arts Commission for again planting flowers at Pray Park
- Reported we will have two Public Works employees attending CDL training
- Two seasonal part-time employees have started.

Communications from Council Members/Committees

Mr. Frey

- Stated that the planting event at Waterworks Park was a great event. Please come out to Wakeman Cemetery for the Memorial Day Celebration.

Mrs. Bruno

- Started that the May 17 "Grand Reopening" of the Waterworks Park Baseball Field went very well.

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- Wanted to point out that there is a “flag drop off” for old, torn, worn out American flags at the City Municipal building.

Mrs. Duncan

- Thanked Terri Massucci for helping out at the Waterworks Park “Grand Reopening”

Mr. Bruno

- Started that the “Community Cleanup and Planting Day” at Waterworks Park went very well. A Phase 2 “Community Cleanup and Planting Day” will be coming soon.

Mr. Rozic

- Thanked all those who came out to help clean up the field by Kroger.

Mr. Borowski

- Stated the Waterworks Park “Grand Reopening” was a great event.
- Met with Patty West and Nancy Bucher about how to make the roundabouts look better with less maintenance.

Mayor Pedro

- Thanked Brea Wise for organizing the “field cleanup” of the field by Kroger.
- Please come out to the Memorial Day Celebration at Wakeman Cemetery

OLD 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

Third Reading and Legislative Action

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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 re-invested 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, provided an overview of the DRD program to Council at your April 24 public meeting.

Mr. Rozic moved to adopt Ordinance 06-23. Mr. Duncan 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.

NEW BUSINESS:

A. RECALL OF ORDINANCE 04-23 OR PASSAGE OF RESOLUTION 20-23 AUTHORIZING THE SUBMITTAL OF A REFERENDUM INITIATIVE TO THE LUCAS COUNTY BOARD OF ELECTIONS

The Clerk of Council submitted referendum initiative petitions for Ordinance 04-23, which approved an ordinance for a roadway dedication plat for the extension of Pray Boulevard 1,279.99 feet south of the dead end, to the Lucas County Board of Elections for the verification of signatures. The Board validated 554 signatures which meets the requirement specified in Section 9.02 of the City Charter that referendum petitions must be signed by not less than 20% of the total electors of the City that voted in the last regular municipal election. The verification letter from the Lucas County Board of Elections was provided to Council for your reference. Since the petition has been found to be sufficient, Council is required to either "reconsider" Ordinance 04-23 or refer it to the Board of Elections for placement on the ballot.

Mr. Rozic moved to adopt Resolution 20-23, Mrs. Bruno seconded the motion, which passed by a voice vote of 6-0-1 with Mr. Frey abstaining.

B. RESOLUTION 21-23 A RESOLUTION AMENDING RESOLUTION 29-87, ESTABLISHING THE BOUNDARIES OF THE CITY OF WATERVILLE COMMUNITY REINVESTMENT AREA (CRA) #1

This resolution authorizes the expansion of the boundaries of the City of Waterville's Community Reinvestment Area (CRA) #1 to include additional land annexed to the City after 1987. The expansion of the boundaries of this CRA will allow the City to continue to offer tax incentives for future economic development in the southwestern portion of the City.

Mr. Rozic moved to adopt Resolution 21-23, Mr. Frey seconded the motion, which passed by a voice vote.

C. RESOLUTION 22-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO AWARD A CONTRACT TO ALLIED PAVING COMPANY, INC. FOR THE STITT PARK AND PRAIRIE TRAIL PARK PARKING LOT IMPROVEMENTS

This Resolution authorizes a contract with Allied Paving Company, Inc. of Holland, Ohio for parking lot improvements to Stitt and Prairie Trail Parks at a cost of \$147,839.79. The project involves the paving of the existing gravel parking area at Prairie Trail Park to develop a new 34 space parking lot and the creation of a new 35 space parking area at Stitt Park along with new sidewalk and the resurfacing of Park Drive. The City was awarded a \$50,000 grant from the State of Ohio for this improvement project. The City received six (6) competitive bids for this project with Allied Paving Company, Inc. submitting the lowest bid of \$147,839.79 which was within 10% of the City Engineer's estimate of \$135,000. It is the recommendation of the City Engineer and administrative staff that Allied Paving submitted the best and most responsive bid and should be awarded the contract. This project was included in the 2023 Capital Program Budget. Allied Paving has successfully completed several paving projects in or in cooperation with the City, such as the Prairie Trail Park Path Repaving and Extension Project and the resurfacing of Wakeman and Whitehouse Cemeteries. The bid results, parking lot layouts and the City Engineer's recommendation letter are included with a copy of this legislation.

Mr. Rozic moved to table Resolution 22-23, Mrs. Bruno seconded the motion, which passed by a voice vote.

D. RESOLUTION 23-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO AWARD A CONTRACT TO ALLIED PAVING COMPANY, INC. FOR MEMORIAL PARK DRIVE AND PATH IMPROVEMENTS PHASE 2

This Resolution authorizes a contract with Allied Paving Company, Inc. of Holland, Ohio for the resurfacing of Memorial Park Drive and the paving of additional multi-use paths as part of Phase 2 of the Parker Square/Memorial Park Improvement Project. The City received five (5) competitive bids for this project with Allied Paving Company, Inc. submitting the lowest bid of \$139,296.48 which was under the City Engineer's estimate of \$150,000. It is the recommendation of the City Engineer and administrative staff that Allied Paving submitted the best and most responsive bid and should be awarded the contract. Phase 2 improvements to Parker Square will also include the completion of the entry plaza as part of a separate construction contract. This project was included in the 2023 Capital Program Budget. As previously mentioned, Allied Paving has successfully completed several similar paving projects in City parks and cemeteries. The bid results, park layout and the City Engineer's recommendation letter are included with a copy of this legislation.

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

A. RESOLUTION 24-23 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH BERGEN AND ASSOCIATES FOR THE REPLACEMENT OF TELEMETRY EQUIPMENT AT THE DUTCH ROAD SEWER PUMPING STATION

This Resolution authorizes an agreement for the replacement of the existing remote telemetry monitoring equipment at the Dutch Road Sewer Pumping Station at a cost \$19,407. Although still in use, the replacement of this equipment allows the

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City personnel to remotely monitor the operation of pumps, valves and other essential equipment at the Dutch Road Sewer Pumping Station. The purchase of new equipment is necessary since replacement parts for the current equipment are no longer available, The City will utilize American Rescue Plan funds for these proposed improvements.

Mr. Borowski moved to adopt Resolution 24-23, Mr. Rozic seconded the motion, which passed by a voice vote.

Executive Session

Mr. Bruno made a motion to move into executive session for consideration of a matter per ORC 121.22(G)(3): imminent and pending court action at 9:23 p.m. Mr. Rozic seconded the motion. Motion passed by a voice vote.

Return to Regular Session

Mrs. Bruno made a motion to come out of executive session and resume the regular Council meeting at 10:15 p.m. Mr. Bruno seconded the motion which carried by unanimous voice vote.

Other Business

None

Adjournment

There being no further business to come before Council, Mr. Rozic made a motion to close the meeting at 10:16 p.m. Mrs. Bruno seconded the motion, which carried by unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor