

Regular Council

September 22

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

The prayer was offered by Mayor Pedro. The Pledge of Allegiance was then recited and led by Jennie Sorg.

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

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

Staff Present:

Tiffany Bachman – Finance Director

Joe Valvano – Police Chief

Doug Meyer – Fire Chief

Rob Binkley – Public Works Director

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 September 8, 2025 Regular Council meeting. Mr. Rozic seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Dave Weber, 4902 Rudgate Blvd., Toledo, Ohio, gave an update on the activities of his organization which seeks to delay the demolition of the Interurban Bridge by the Ohio Department of Transportation.

TJ Miller, 9035 Neowash Rd, discussed the 3rd Annual Run de Boeuf 5K run.

Beth Sikorsk, 821 Continental Dr., discussed the Annual Fishing Derby and thanked all those that helped with the dedication of Blair Pond.

Laurie Schofeild, representing the Waterville United Methodist Church, discussed the church's upcoming Fall Festival on October 11 from noon - 3 p.m. at 7115 Waterville-Monclova Rd. The Fall Festival will be held to honor first responders.

Scott Jahns, 1207 Applegate St., discussed a request to prohibit the use of downtown buildings as warehouses in the future.

Diana Waugh, 21 Karis St., discussed the Waterville Community Foundation's donation of \$30,000 this year and \$10,000/year for the next 3 years to the Toledo Free Press. This donation is in support of the launch of the Anthony Wayne Free Press online new site. Thomas Pounds of the Toledo Free Press was present to accept the donation and to discuss the new on-line news site.

Presentation

- A. Presentation - Waterville Community Foundation: Donation for Public Safety Equipment

Randy Sikorski, along with other members of the Waterville Community Foundation, were present to pledge a donation of \$40,000 toward the purchase of a public safety drone for use by the Police and Fire Departments. A "donation check" for \$40,000 was presented to the Police and Fire Chiefs by the Waterville Community Foundation.

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B. Proclamation – Janet Bruggeman Sorg’s 100th Birthday

Mayor Pedro read a Proclamation for Browning Masonic resident Janet Bruggeman Sorg’s in honor of her 100th birthday.

Staff Reports

Administrator: Jon Gochenour

- Stated he and the City staff are working on the 2026 Budget. The 5-Year Capital Budget will be presented to the Finance Committee in October.
- Stated the Roche de Boeuf Festival will be held September 26 with the parade starting at 10 a.m. Former Public Works Director Kenny Blair is this year’s Grand Marshal. There will be 115 vendor booths, a children’s area in Parker Square and two live bands on Third Street.
- City of Waterville’s Trick or Treat will be held on Halloween, October 31 from 6 p.m. - 8 p.m.

Kati Tharp: Law Director

- No Report

Finance Director: Tiffany Bachman

- Reviewed details from the August 2025 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 August 2025.

Police Chief: Joe Valvano

- Thanked the Waterville Community Foundation for the donation of \$40,000 for the purchase of public safety drone.
- Stated the Police Department is preparing for the Roche de Boeuf Festival. There will be a drone at the Police Department’s booth on display recognizing the work of the Waterville Community Foundation in our community.

Fire Chief: Doug Meyer

- Stated that the Fire Station will be having an open house on October 11 from noon - 3p.m. in conjunction with the Waterville United Methodist’s Fall Festival.
- Stated the Fire Department is also preparing for the Roche de Boeuf Festival.

Public Works Director: Rob Binkley

- Stated the Fishing Derby was a success with 42 participants. He also thanked all the volunteers.
- Stated the City’s Annual Leaf Pick-up will start the week of October 20 and will run through the week of December 1.
- Stated the trees along the right of way of the Anthony Wayne Trail near Locus St. have been removed and the area was cleaned up.

Communications from Council Members/Committees

Mrs. Duncan

- Stated the Waterville Area Chamber of Commerce “Boo to Do” will be held October 23 from 5 p.m. to 7 p.m.

Mr. Borowski

- No Report

Mr. Frey

- Attended “Walkabout with the Waterville Tree Commission” on September 15

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in the Downtown area.

- Attended the “Fishing Derby” pond dedication on September 13.

Mr. Wagner

- Attended “Walkabout with the Waterville Tree Commission” on September 13.

Mr. Rozic

- No Report

Mr. Bruno

- No Report

Mayor Pedro

- No Report

OLD BUSINESS:

- A. ORDINANCE 08-25 AN ORDINANCE AMENDING CHAPTER 1171 OF THE PLANNING AND ZONING CODE BY ADOPTING AND APPROVING THE CITY OF WATERVILLE 2025 COMPREHENSIVE PLAN

Second Reading

This Ordinance formally adopts and approves the proposed 2025 City of Waterville Comprehensive Plan. Started in February 2024 by a Comprehensive Plan Steering Committee consisting of 15 City residents, the plan updates the City's 2012 Comprehensive Plan. Approval of the 2025 Comprehensive Plan was recommended by the Steering Committee at their final meeting on May 20, 2025. The Waterville Planning Commission also reviewed and recommended approval of the revised plan at their July 7, 2025 public meeting. Mr. Glenn Gridale, of Reveille Consultants, the City's consultant, during the plan update process, provided an overview of the new 2025 Comprehensive Plan at the September 8, 2025 meeting.

NEW BUSINESS:

- A. ORDINANCE 10-25 AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A COMMERCIAL USE GREATER THAN 75,000 SQUARE FEET FOR A PROPERTY LOCATED IN THE 800 BLOCK OF PRAY BOULEVARD

First Reading Scheduled for September 22, 2025; Second Reading Scheduled for October 13, 2025; Third Reading, Public Hearing and Legislative Action scheduled for October 27, 2025

The applicant, Brian Smallwood, of Woolpert, Inc., agent for Meijer Stores, has submitted an application for a conditional use permit and site plan review for the construction of a 159,935 square foot retail store and a 3,660 square foot gas station/convenience store on a vacant 25.36 - acre lot located at the southwest corner of Waterville Swanton Road and Pray Boulevard. The main retail store will have frontage on Pray Boulevard and contain 526 parking spaces while the gas station will be oriented toward Waterville Swanton Road. The Meijer site will also contain two (2) "out lots" for future commercial development located to the north and south of the planned main retail store. The project, as proposed, will also involve the removal of the existing private roadway, the filling in of the current pond and the construction of two (2) new stormwater detention facilities on the property. A site plan for this project is enclosed for your review. Since the purposed use will generate more than 100 vehicle trips during peak hour traffic periods, the preparation of a traffic impact study is required for this development project which is also enclosed. Moreover, since the parcel is located inside the City's commercial overlay district, the site plan includes elevation drawings of the main retail store, the gas station/convenience store facility and the exterior signage planned for both buildings.

A traffic study was done to evaluate the potential traffic impact of the entire Meijer development, which also includes the development of the gas station/convenience store and out lots as retail or fast food uses, on the adjacent roadway network. The study examined the west and east on/off ramps at U.S. 24, a new right in/right out entrance off of Waterville Swanton Road aligned with a similar Kroger drive to the north as well as three (3) planned Meijer driveway entrances off of Pray Boulevard. The peak hour a.m. and p.m. traffic periods studied were four (4) hours each: 6 a.m. to 10 a.m. and 3 p.m. to 7 p.m. The site is expected to generate approximately 1,894 vehicle trips over this peak eight (8) hour period which is considerably less than the recently proposed "QuikTrip" truck stop development on the west side of U.S. 24. To accommodate the new Meijer project, the study recommends the installation of a new 600-foot eastbound, right turn lane into a planned right in/right out driveway on the south side of Waterville Swanton Road and a new 480-foot long westbound, right turn lane on the north side of Waterville Swanton Road onto northbound U.S. 24. A diagram of these planned traffic improvements is included with the site plan. Due to the need to receive approval for the design of the right turn lane onto U.S. 24 from the Ohio Department of Transportation (ODOT), the completion of the construction of this turn lane may occur after the retail building and gas station are built. The study also recommends the modification of the existing traffic signal at Waterville Swanton Road and Pray Boulevard to include a protected "green arrow" for left turns for north and southbound traffic. The traffic analysis does not recommend a new traffic signal at the unsignalized east on/off ramp of U.S. 24. Unlike the QuikTrip project, most of the northbound traffic generated by Meijer at this ramp will be turning right to go to Meijer rather than turning left. Although the delay time for the northbound left turns at this ramp location will have a "Level of Service" rating of E after the construction of the Meijer store in 2028 (Page 21), the lower traffic volume for northbound left turns does not meet the necessary warrants to justify a signal at this location. However, the City staff has submitted the traffic study to ODOT and requested their comments regarding the traffic consultant's recommendation not to install a traffic signal at the U.S. 24 on/off ramp location. The applicant has complied with all of the comments of the City Engineer which are enclosed for your reference. Moreover, Meijer has also agreed to incorporate the comments provided by the Fire Department into their final development plan which are also enclosed.

At their September 3, 2025 public meeting, it was the recommendation of the Planning Commission to approve the requested conditional use permit and proposed site plan for the construction of a 159,935 square foot Meijer retail store and a 3,660 square foot gas station/convenience store facility located at the southwest corner of Waterville Swanton Road and Pray Boulevard contingent on the completion of all traffic improvements recommended in the traffic impact study, including the westbound right turn lane onto U.S. 24 within 24 months after the approval of an occupancy permit for the main retail store, the use of concrete in all driveway approaches, the installation of a "right in/right out" driveway off of Pray Boulevard for the gas station/convenience store and the submittal of detailed construction, engineering and utility plans for the final review and approval by the City Engineer. The staff further recommends that final approval is also contingent on the receipt and review of any comments received from ODOT regarding the recommendation not to install a traffic signal at the east on/offramp of U.S. 24 contained in the traffic impact study.

**B. RESOLUTION 30-25 A RESOLUTION APPROVING PROPOSED
AMENDMENTS TO THE OPERATING AGREEMENT OF THE LUCAS
COUNTY REGIONAL COMBINED HEALTH DISTRICT AND
AUTHORIZING THE MAYOR TO SIGN THE AGREEMENT**

The Toledo-Lucas County Health Department, officially known as the Lucas County Regional Combined Health District, includes all of the cities, villages and townships in

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Lucas County. The Health Board is seeking to amend its current operating agreement in order to facilitate the relocation of its present office and operating facility at 635 N. Erie Street to the former Toledo Catholic Diocese Building located at 1933 Spielbusch Avenue in Toledo. In order to finance the cost to purchase and renovate this new location, the Board is requesting to extend the term of the existing operating agreement for an additional two years until December 31, 2030. Section 10 of the current agreement is also being amended to reflect that the City of Toledo will continue to provide "in-kind" contributions for the next five years to support the Health Department during and after its transition into the new building. Since 2024, the operating and capital expenses of the Department have been allocated based on each participating jurisdiction's population. The City of Waterville's estimated share of the 5-million-dollar purchase and renovation cost for the new location is approximately \$16,208.37 per year. The proposed new operating agreement is enclosed with the changes highlighted in red.

Mrs. Duncan moved to adopt Resolution 30-25. Mr. Rozic seconded the motion, which passed with a 6-1 vote with Mr. Wagner voting no.

Other Business

None

Adjournment

There being no further business to come before Council, Mr. Borowski made a motion to close the meeting at 8:51 p.m. Mr. Bruno seconded the motion, which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor