

Regular Council

September 8

25

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 Mr. Wagner. The Pledge of Allegiance was then recited and led by Karen Gerhardinger of the Toledo Free Press.

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; Steve Schult, Treasurer and Jeni Malaczewski, Recording Secretary.

Staff Present:

Tiffany Bachman – Finance Director

Citizens Present:

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

Approval of Minutes

Mr. Borowski moved to approve the minutes of the August 25, 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.

Lori Kiscoe, 33 Mattatuck Way, representing Waterville Boy Scout Troop 101, discussed the 3rd Annual Run de Boeuf 5K run. Ms. Kiscoe stated that this is the first year the scouts are seeking sponsors for the event.

Mr. Wagner made a motion to approve up to \$500 for a sponsorship for the 2025 Run de Boeuf 5K. Mr. Bruno seconded the motion, which passed by a unanimous voice vote.

Presentation

- A. Presentation of the Proposed 2025 Waterville Comprehensive Plan: Glenn Grisdale, Reveille Consultants

Glenn Grisdale, of Reveille Consultants, provided a presentation to Council on the final draft of the City of Waterville 2025 Comprehensive Plan. A first reading of an Ordinance adopting this update to the 2012 Comprehensive Plan is scheduled on tonight's Council Agenda.

- B. Proclamation for Arbor Day - September 26, 2025

Mayor Pedro read a Proclamation for Arbor Day in the City of Waterville on September 26, 2025.

Staff Reports

Administrator: Jon Gochenour

- Stated the 2025 City Paving Program is complete
- City of Waterville was awarded a \$557,625 grant for the Roche de Boeuf Overlook and Shared Use Path Improvement Project.
- Met with Boy Scout Troop 101 to plan the "Run Boeuf 5K Run" which will take place on Friday, September 26, 2025 at 5 p.m. in Downtown Waterville.
- Reviewed the planned purchase of a new office building by the Lucas County Health District in Downtown Toledo. City of Waterville's contribution toward this purchase is 1.39% or \$16,208.37 per year for 5 years. The purchase will

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require the City to amend our current agreement with the County Health District which will be on the next Council meeting agenda.

Finance Director: Tiffany Bachman

- No Report

Treasurer: Steve Schult

- No Report

Communications from Council Members/Committees

Mrs. Duncan

- No Report

Mr. Borowski

- No Report

Mr. Frey

- No Report

Mr. Wagner

- A “Walkabout with the Waterville Tree Commission” is scheduled for September 15 at 6 p.m.

Mr. Rozic

- Asked Council to consider a zoning moratorium on future gas station construction.

Mr. Bruno

- No Report

Mayor Pedro

- The Roche de Boeuf Festival is coming up on September 27.
- Fishing Derby will be held on September 13.

OLD BUSINESS:

- A. ORDINANCE 07-25 AN ORDINANCE REVISING WATERVILLE CODIFIED ORDINANCES PART ELEVEN PLANNING AND ZONING CODE CHAPTER 1141 (M-1) INDUSTRIAL DISTRICTS AND CHAPTER 1145 REGULATIONS APPLYING TO ALL DISTRICTS FOR THE REGULATION OF DATA CENTERS IN THE CITY OF WATERVILLE
Third Reading, Public Hearing and Legislative Action

In light of the continued interest in and current construction of data centers in Northwest Ohio, the enclosed Ordinance revises Chapters 1141 and 1145 of the Planning and Zoning Code to develop specific requirements for the regulation of the potential development of data centers. Data centers are typically situated on large parcels of land located as far away as possible from residential areas. Since data centers do not require large numbers of employees, they are low generators of traffic. Although such facilities have fewer employees than other large developments, employees are well paid and for every data center job created 6 additional "ancillary" jobs are created to support or service a data center. Due to their generally large building size and need for power to run and cool computer equipment, exterior building aesthetics and sound mitigation are common concerns in communities with data centers. Consequently, the proposed zoning text amendments regulate the location, size, setbacks, parking, exterior building design, screening and noise levels of a potential data center. At their July 7, 2025 public meeting, the Planning Commission recommended adoption of the

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proposed revisions to the zoning code by a vote of 4-0 with one member absent. This is the third reading of this ordinance.

Mrs. Duncan made a motion to move for the passage of Ordinance 07-25. Mr. Wagner seconded the motion.

Roll Call: Mr. Wagner – yes, Mr. Frey – yes, Mr. Borowski – no, Mr. Bruno – yes, Mrs. Duncan – yes, Mr. Rozic – no and Mayor Pedro – yes. The motion passed 5 to 2.

NEW 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

First Reading Scheduled for September 8, 2025; Second Reading Scheduled for September 22, 2025; Third Reading, Public Hearing and Legislative Action scheduled for October 13, 2025

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 earlier at tonight's meeting.

- B. ORDINANCE 09-25 AN ORDINANCE AMENDING ORDINANCE 06-25 THE AMENDED FY 2025 ANNUAL APPROPRIATION ORDINANCE AND DECLARING AN EMERGENCY

This Ordinance would authorize the third amendment to the 2025 Appropriations. Significant items included in this amendment are increases in property tax revenue (\$392,130) and EMS billing (\$50,000) and additional expense for a real estate purchase (\$750,000); contract services for a real estate purchase (\$30,000); health insurance for the Police (\$36,5000) and Fire (\$35,000) Departments for the remainder of the year and other routine items.

Mayor Pedro made a motion to suspend the rules to allow for the passage of Ordinance 09-25 as an emergency measure. Mr. Wagner seconded the motion.

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

Mayor Pedro made a motion to move for the passage of Ordinance 09-25 as an emergency measure. Mr. Rozic seconded the motion.

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

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C. RESOLUTION 28-25 A RESOLUTION REQUESTING THE AUDITOR OF LUCAS COUNTY OHIO TO ISSUE ADVANCE PAYMENTS ON THE CURRENT COLLECTION OF TAXES DUE TO THE CITY OF WATERTVILLE DURING CALENDAR YEAR 2026

This Resolution is the City's annual request to the County Auditor to release property taxes collected to the City of Waterville in advance of the usual March and August 2026 distribution dates. This request will allow the City to receive our property tax revenue as soon as it is available. The County Auditor has requested the passage of this legislation at this time for the next calendar year.

Mr. Rozic moved to adopt Resolution 28-25. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

D. RESOLUTION 29-25 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE LUCAS COUNTY AUDITOR

This item is an annual piece of legislation which approves and accepts the tax rates set by the Lucas County Budget Commission for the inside and outside property tax millage that is collected based on the approved millage and the property valuations within the City.

Mrs. Duncan moved to adopt Resolution 29-25. Mr. Frey seconded the motion, which passed by unanimous voice vote.

Executive Session

Mr. Wagner made a motion to move into Executive Session for the consideration of a matter per ORC 121.22(G)(2), the Purchase or Sale of Property for Public Purposes at 8:57 p.m. Mr. Rozic seconded the motion.

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

Return to Regular Session

Mr. Rozic made a motion to come out of Executive Session and resume the regular Council meeting at 9:15 p.m. Mrs. Duncan seconded the motion which carried by a unanimous voice vote.

Other Business

None

Adjournment

There being no further business to come before Council, Mr. Wagner made a motion to close the meeting at 9:15 p.m. Mr. Borowski seconded the motion, which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor