

Regular Council

November 10

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 Mayor Pedro. The Pledge of Allegiance was then recited and led by resident Paul Miller.

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

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

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

Staff Present:

Tiffany Bachman – Finance Director

Joe Valvano – Police Chief

Citizens Present:

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

Approval of Minutes

Mr. Bruno moved to approve the minutes of the October 27, 2025 Regular Council meeting. Mrs. Duncan seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Paul Miller, 860 Continental Dr., discussed the City's draft Comprehensive Plan. Mr. Miller stated a complete ban on data centers would fit the City's new Comprehensive Plan.

Lisa Urie, 1416 Mill Creek Ln., spoke about how our community is like the movie "It's a Wonderful Life". Like in the movie, Ms. Urie spoke about how important it is for Waterville to make the best decisions for the future of our community.

Staff Reports

Administrator: Jon Gochenour

- Stated bids were opened for the Waterville Monclova Road Widening Project. The low bid was submitted by Helms and Sons in the amount of \$1,576,530. Due to increased construction costs, the City received a 10% increase in the federal grant for this project from \$1,086,278 to \$1,194,906. Along with the federal grant, the City received a grant from the Ohio Public Works Commission for \$293,285 making the City's share of the total project cost \$88,339.
- Received notice from the Ohio Department of Taxation that the City's Downtown Redevelopment Tax Incentive District (DRD) was approved.

Austin Klapp: Assistant Law Director

- No Report

Finance Director: Tiffany Bachman

- No Report

Treasurer: Steve Schult

- No Report

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Communications from Council Members/Committees

Mrs. Duncan

- No Report

Mr. Bruno

- No Report

Mr. Frey

- No Report

Mr. Wagner

- Requested that “deer crossing signs” be installed on the Anthony Wayne Trail due to the increase in deer/vehicle accidents on this roadway.

Mr. Rozic

- No Report

Mayor Pedro

- Getting ready for discussions on the City’s 2026 Budget.
- Provided and update on the work of the Inclusive Park Committee.
- Spoke about the importance of Veterans Day on November 11 and thanked all of our veterans for their service.
- Discussed the upcoming vacant seats on City Council in January 2026. Asked that anyone interested in filling these seats to please submit a letter of interest and/or resume by Friday, December 5, 2025 for full consideration.

OLD 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

Third Reading, Public Hearing and Legislative Action

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 was provided to Council for review. Since the purposed use will generate more than 100 vehicle trips during peak hour traffic periods, the preparation of a traffic impact study was required for this development project which was also included for review by Council. 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. 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. 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. Although the traffic analysis did not recommend a new traffic signal at the unsignalized east on/off ramp of U.S. 24, after reviewing comments provided by ODOT, Meijer has now agreed to install a traffic signal at this location. The applicant has complied with all of the comments of the City Engineer which were enclosed for your reference. Moreover, Meijer has also agreed to incorporate the comments provided by the Fire Department into their final development plan which were 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 the Meijer retail store and gas station/convenience store facility 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 following additional conditions of approval were also recommended: no overnight parking is permitted on the site by RVs, campers, trailers or semi-trucks not making deliveries; "no overnight parking signs" will be installed in all parking areas and the installation of a traffic signal is required at the east on/off ramp of U.S. 24 within 24 months after the approval of an occupancy permit for the main retail store or an escrow account shall be established by Meijer to cover 100 percent of the construction cost of the required new signal to be completed by the City.

Mrs. Duncan made a motion to move for the passage of Ordinance 10-25 with the conditions of approval recommended by the Planning Commission and staff. Mr. Frey seconded the motion.

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

NEW BUSINESS:

- A. RESOLUTION 32-25 A RESOLUTION APPROVING AND ADOPTING THE CITY OF WATERVILLE FY 2026 FIVE-YEAR CAPITAL PLANNING PROGRAM FOR ALL MUNICIPAL FUNDS AND DEPARTMENTS

This is the annual 5-Year Capital Planning Program. The Finance Committee discussed and recommended approval of the program at their October 24, 2025 public meeting. This item is for ongoing discussion throughout the budget preparation process.

Other Business - none

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Adjournment

There being no further business to come before Council, Mr. Wagner made a motion to close the meeting at 9:04 p.m. Mr. Rozic seconded the motion, which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor