

Regular Council

June 22

26

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 the Carl Conrad and Waterville Fire Association's Scholarship recipients.

Present at roll call were Mary Duncan, Wayne Wagner, Scott Jahns, Tim Pedro, Nicholas Sargent, Rod Frey and Todd Borowski.

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

Staff Present:

Tiffany Bachman – Finance Director

Joe Valvano – Police Chief

Rob Binkley – Public Works Director

Citizens Present:

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

Presentation:

A. Waterville Fire Association and Carl Conrad Memorial Scholarship

Members of the Waterville Fire Association will be in attendance to present their annual scholarships to Colleen Hildebrand and Abby Polesovsky and the Carl Conrad Memorial Scholarship to Grant Hubley.

Approval of Minutes

Mr. Sargent made a motion to approve the minutes of the June 8, 2026 Regular Council meeting. Mr. Borowski seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Leslie Harper, 6115 Forest Edge, Whitehouse, Ohio and Leah Harper, 729 Pine Valley, Bowling Green, Ohio; discussed the possible negative effects of data centers.

Staff Reports

Administrator: Jon Gochenour

- Provided an update on the Waterville-Monclova Widening Project. Work has switched to the east side of the road where a new traffic lane, storm sewers, curbs, gutters and driveway approaches are being installed. Residents have been sent letters regarding the work on the east side of the street.
- Provided an update on other ongoing construction projects in the City including: the Meijer Project, the Canal Rd Resurfacing Project, the Fire Station Exterior Improvements and the Prairie Trail Park Utility Extension Project.
- Mentioned that the City has received a \$85,000 grant from the Ohio Facilities Construction Commission for paving and ADA improvements to the Waterville Historical Society's Wakeman Building.

Law Director: Austin Klapp

- No Report

Finance Director: Tiffany Bachman

- Reviewed details of the First Quarter 2026 Budget and Financial Report highlighting fund balances, investments and income tax revenues. A detailed outline of the report was included in Council's meeting packet.

Regular Council

June 22

26

- Reviewed details of the May 2026 Financial Report highlighting fund balances, investments and income tax revenues.

Police Chief: Joe Valvano

- Waterville Safety City started this week. This year the City had 70 students enrolled in the program.
- Mentioned the two new drones were delivered and officers and fire staff are going through training for pilot's licenses.
- Stated there is an investigation underway regarding an incident on Mattatuck Way involving fireworks set off in a mailbox.
- Mentioned that the Waterville Police and Fire Departments will host a "Bike Rodeo" bike safety seminar on June 27 from 10 a.m. to noon at Waterville United Methodist Church.

Fire Chief: Absent

- The Fire Department provided an activity report for May 2026.

Public Works Director: Rob Binkly

- Additional Ohio and U.S. Flags were ordered for the 250th Celebration for Downtown Waterville.
- Mr. Binkley stated that this year will be the last year for the fishing derby.

Communications from Council Members/Committees

Mrs. Duncan

- Mentioned the need for residents to notify Toledo Edison regarding trees around power lines that need to be trimmed to avoid power outages.
- Stated the Parker Square Flea Market seemed very well attended.

Mr. Frey

- No Report

Mr. Wagner

- No Report

Mr. Borowski

- No Report

Mr. Sargent

- Stated that the July 4 Fireworks start around 9:45 p.m. and that there will be seven food trucks at Waterville Primary.

Mr. Jahns

- No Report

Mayor Pedro

- Waterville Chamber of Commerce golf outing will be held July 17.
- Browning Community will host an event on June 26 with fireworks and food trucks.
- A "signing ceremony" is scheduled for June 24 for the "Waterville" mural on Mechanic Street near the Anthony Wayne Trail.

OLD BUSINESS:

- A. ORDINANCE 06-26 A ZONING CHANGE FROM PLANNED BUSINESS PARK (PBP) TO INDUSTRIAL DISTRICT (M-1) FOR THE PROPERTY LOCATED AT 7551 DUTCH RD

Second Reading

Thomas Duvall, property owner, has submitted a request to rezone 3.9 acres of land from Planned Business Park District (PBP) to (M-1) Light Industrial District for the property located at 7551 Dutch Road. The Duvall parcel was recently split off from the re-plat of the former Fallen Timbers Business Park which is now known as the "Riverbend Flex-Industrial Park". Since the Duvall property is no longer located in the Riverbend Industrial Park Plat, is less than the required 15 acres in size and is no longer under the development standards of the business park, the parcel is now a "non-conforming use of land". The requested (M-1) zoning is compatible with the parcel's current use, the future (M-1) uses permitted in the adjacent business park and conforms with the goals of the recently completed 2025 Comprehensive Plan. At their June 1, 2026 public meeting, it was the recommendation of the Planning Commission to approve the proposed zoning change request from Planned Business Park District (PBP) to (M-1) Light Industrial District for the property located at 7551 Dutch Road.

NEW BUSINESS:

- A. RESOLUTION 22-26 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MEIJER FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT U.S. 24 AND STATE ROUTE 64 IN THE CITY OF WATERVILLE

This Resolution would authorize the Municipal Administrator to enter into a development agreement with Meijer for the installation of a traffic signal located at the north bound on/off ramp of U.S. 24 and St. Rt 64. One of the conditions of approval of the Meijer development was the required installation of a traffic signal at U.S. 24 and St. Rt. 64 within 24 months after the approval of an occupancy permit for the main retail store or the establishment of an escrow account by Meijer to cover 100 percent of the construction cost of the new signal if it was completed by the City. The enclosed "traffic signal development agreement" provides for the reimbursement of the City for the new signal installation which is estimated to cost approximately \$295,000. The design of the traffic signal could begin in the fall of 2026 with the project going out to bid in early 2027.

Mrs. Duncan moved to adopt Resolution 22-26. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

- B. RESOLUTION 23-26 A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF WATERVILLE A PROPOSED AMENDMENT TO THE CHARTER OF THE CITY OF WATERVILLE REGARDING TERM LIMITS FOR THE MAYOR

This Resolution would authorize the placement of an amendment to the City Charter on the November 2026 ballot to change the current two-term limit for Mayor to a three-term limit. This change would correspond with the existing three-term limit for members of Council enumerated in Section 3.01 of the City Charter.

Council took no action on this resolution.

Other Business – None

Adjournment

There being no further business to come before Council, Mr. Sargent made a motion to close the meeting at 8:45 p.m. Mr. Jahns seconded the motion which passed by a unanimous voice vote.