Regular Council

October 12 **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 Mr. Frey. The Pledge of Allegiance was then recited and led by Michelle Smith of the Waterville Chamber of Commerce.

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

Also present this evening was Jon Gochenour, Municipal Administrator; Austin Klapp, Law Director; 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. Sargent made a motion to approve the minutes of the September 28, 2026 Regular Council meeting. Mr. Borowski seconded the motion, which passed by a unanimous voice vote.

Citizens Comments
Daniel Rieske, 547 Anthony Wayne Trail, Apt. B, discussed his concerns about Flock cameras. Mrs. Duncan encouraged Mr. Rieske to set up a time to meet with Police Chief Valvano so he can explain how these cameras are used in the City of Waterville.

Emma St. Pierre: 5310 Brown Rd., Oregon, Ohio was attending tonight's Council meeting for a government class assignment.

Staff Reports
Administrator: Jon Gochenour

- Mentioned that the Waterville Chamber of Commerce's "Boo to Do" event is scheduled for October 29 from 5 to 7p.m.
- Waterville's Annual "Drug Take Back Day" is scheduled for October 24 from 10 a.m. to 2 p.m. at the Waterville Fire Department.
- Stated that the City processed the 2026 Waterville Township property tax sharing agreement payment of $131,125.65. In 2025, the tax sharing payment was $132,372. The City of Waterville is the township largest source of non-property tax revenue.

Law Director: Austin Klapp

- No Report

Finance Director: Tiffany Bachman

- No Report

Treasurer: Steve Schult

- No Report

Communications from Council Members/Committees
Mrs. Duncan

- No Report

Mr. Frey

- No Report

Mr. Jahns
- No Report

Mr. Wagner
- Attended the Tree Commission meeting. Mr. Wagner requested an increase in the 2027 budget for both tree removal and planting.

Mr. Borowski
- No Report

Mr. Sargent
- Asked about a DORA (Downtown Outdoor Refreshment Area) in the City of Waterville. Mr. Gochenour stated he spoke to the Waterville Chamber of Commerce about a potential DORA and they seem to be in favor of its creation. Mr. Gochenour has also discussed potential legislation with the Law Director based on what is being done in other local communities.

Mayor Pedro
- Met with Lucas County Health Department Director.
- Received an update from the contractor on the progress of the Roche de Boeuf Interurban Bridge. All work is moving forward as planned.
- Attended the Waterville United Methodist Church event on October 10.
- Mentioned an upcoming seminar sponsored by the Northwest Ohio Mayors and Managers Association on November 19.
- Attended Ohio Economic Development Association 2026 Annual Summit.
- Suggested the City hosts an event for Veterans Day.

NEW BUSINESS:

A. ORDINANCE 11-26 AN ORDINANCE AMENDING CHAPTER 953 SOLID WASTE COLLECTION OF THE CODIFIED ORDINANCES OF THE CITY OF WATERVILLE

First Reading Scheduled for October 12, 2026; Second Reading Scheduled for October 26, 2026; Third Reading and Legislative Action scheduled for November 9, 2026

The enclosed Ordinance updates Chapter 953 of the City of Waterville's Codified Ordinances in regard to the collection of solid waste and recycling. The proposed amendments are intended to codify how current refuse and recycling services are actually provided under the City's new contract with Archbold Refuse Service while also attempting to address concerns regarding the proper storage of refuse and recycling containers. The legislation maintains the existing sections and numbering system of Chapter 953 as much as possible in order to maintain continuity with prior legislation and to prevent any "cross referencing" problems with other sections of the City's Codified Ordinances. Moreover, the proposed amendments also avoid mandating specific service or equipment requirements which might be subject to change under each new refuse and recycling contract. This is the first reading of this Ordinance.

B. ORDINANCE 12-26 AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP OF THE CITY OF WATERVILLE BY ESTABLISHING A PERMANENT ZONING CLASSIFICATION FOR CERTAIN PARCELS OF LAND RECENTLY ANNEXED LOCATED AT 8451 AND 8551 NEAPOLIS-WATERVILLE ROAD TO LIGHT INDUSTRIAL DISTRICT (M-1)

First Reading Scheduled for October 12, 2026; Second Reading Scheduled for October 26, 2026; Third Reading and Legislative Action scheduled for November 9, 2026

This Ordinance establishes the zoning classification of two parcels located at 8451 and 8551 Neapolis-Waterville Road recently annexed into the City as Light Industrial District (M-1). At its October 5, 2026 public meeting, the Planning Commission recommend by a vote of 4-0, with one member absent, approval of the zoning change request from Agricultural to Light Industrial (M-1) based on its compatibility with the adjacent Farnsworth Industrial Park and its compliance with the goals of the 2025 Comprehensive Plan. This is the first reading of this Ordinance.

C. ORDINANCE 13-26 AN ORDINANCE AMENDING ORDINANCE 08-26 THE FY 2026 ANNUAL APPROPRIATION ORDINANCE AND DECLARING AN EMERGENCY

This Ordinance would authorize the third amendment to the 2026 Appropriations. Significant items included in this amendment are: increases in miscellaneous revenue in the 325 Fund ($28,000) and in TIF service payments ($11,560) and additional expense for police overtime ($25,000); municipal court costs ($11,250); fire vehicle maintenance ($11,000); subdivision inspection ($20,000); curbside recycling ($16,400); inspection fees state highway ($15,000); contract services 240 Fund ($15,000); part-time salaries Fire Department ($40,000); fire department overtime ($21,000); engineering fees Historical Society Parking Lot Project ($26,000); water meters ($26,000) and other routine items.

Mayor Pedro made a motion to suspend the rules to allow for the passage of Ordinance 13-24 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. Sargent – yes and Mr. Jahns – yes. The motion passed unanimously.

Mayor Pedro made a motion to move for the passage of Ordinance 13-24 as an emergency measure. Mr. Sargent seconded the motion.

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

D. ORDINANCE 14-26 AN ORDINANCE APPROVING THE PLAT OF STONEFIELD VILLAGE PLAT ONE AND AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO SIGN SAID PLAT

First Reading Scheduled for October 12, 2026; Second Reading Scheduled for October 26, 2026; Third Reading and Legislative Action scheduled for November 9, 2026

This Ordinance authorizes the approval of the final plat of Stonefield Village at Waterville Landing Plat One. Approval of the final plat for this subdivision was recommended by the Planning Commission at their October 5, 2026 public meeting by a vote of 4-0, with one member absent, contingent on the conditions of approval specified in the Ordinance. This is the first reading of this Ordinance.

E. RESOLUTION 33-26 A RESOLUTION REQUESTING THE AUDITOR OF LUCAS COUNTY, OHIO TO ISSUE ADVANCE PAYMENTS ON THE CURRENT COLLECTION OF TAXES DUE TO THE CITY OF WATERVILLE DURING CALENDAR YEAR 2027

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 2027 distribution dates. This request will allow the City to receive a

portion of 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. Borowski moved to adopt Resolution 33-26. Mrs. Duncan seconded the motion, which passed by unanimous voice vote.

F. RESOLUTION 34-26 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE 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.

Mr. Wagner moved to adopt Resolution 34-26. Mr. Jahns seconded the motion, which passed by unanimous voice vote.

Executive Session
Mr. Wagner made a motion to move into Executive Session for Consideration of a Matter per ORC 121.22(G)(1): the Employment of a Public Official or Employee at 8:16 p.m. Mr. Sargent seconded the motion.

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

Return to Regular Session
Mr. Borowski made a motion to come out of Executive Session and resume the regular Council meeting at 8:15 p.m. Mr. Jahns seconded the motion which carried by unanimous voice vote.

Other Business – None

Adjournment
There being no further business to come before Council, Mr. Borowski made a motion to close the meeting at 8:15 p.m. Mr. Jahns seconded the motion which passed by a unanimous voice vote.

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Jon D. Gochenour, Clerk of Council Timothy G. Pedro, Mayor