

Held August 22,

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The Village of Waynesfield Council met in regular session on August 22, 2022. The meeting was called to order at 7:30 p.m. with the following answering roll call: Mayor Luma, Ball, Miller, Motter, Nickles, Walti, Winegardner. Minutes of the previous meetings were corrected and approved. Council members received copies of Financial, Receipts and Expenditure Reports. Fiscal Officer reported \$1,535,643.34 in all funds and \$215,086.55 in the General Fund.

A motion was made by Nickles, seconded by Motter, to adopt Resolution 22-8-(1) to pay the bills presented.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

**GUESTS:** A representative from the Lions Club (Darlene Roll) – Darlene asked council for use of the village park and shelter house on October 15, 2022 at no charge. The Lions Club would be holding a walk for pediatric cancer called “Walk a Mile in My Shoes”. Darlene stated she did not expect the event to exceed 100 people.

A motion was made by Nickles, seconded by Walti to waive the park rental fee of \$50.00 for the “Walk a Mile in My Shoes” event but the park rental form must still be filled out.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

#### **COMMITTEE REPORTS:**

**Zoning Board-** Councilwoman Nickles stated that the Zoning Board had 3 meetings scheduled but due to lack of a quorum no business has been conducted. Councilwoman Nickles recommended Melissa Hefner and Kenneth Hoel to Mayor Luma as possible appointees to the board.

**Street Committee-** Council President Motter stated he spoke with the Village Administrator about a water issue on Ohio Street. The Village Administrator explained Aqua-line came in and pinpointed where the possible leaks were and the maintenance crew was going to work on the issue on Wednesday, August 24, 2022.

#### **POLICE REPORT:**

a. Police Chief Motter stated he had just arrived back from an overseas trip to Uganda, Africa.

b. Police Chief Motter stated the 2022-2023 school year at Waynesfield-Goshen has begun and is going well so far.

c. Police Chief Motter updated council on two properties in the village that have been with the Property Maintenance Committee but have not shown any progress. 205 East Mulberry Street has a collapsed garage, and after months of attempting to work with the property owner, the village hasn’t seen any additional changes. The property owner stated he couldn’t do any work to the property because of a live electric line down. Police Chief Motter informed council that line was removed more than 60 days ago and there still has been no action. The owners of 104 East Perry Street spoke with the Property Maintenance Committee and advised the property was slated to be demolished by July 31, 2022. As of today, August 22, 2022, the property has not been demolished. If the village doesn’t receive any further response from the property owner, they will get sent a final notice of compliance and then after that the information will be given to the attorney for proper legal action.

d. Police Chief Motter stated the Community Development Team is almost assembled. Police Chief Motter stated he plans to have the first meeting in September with approximately 8 team members.

e. A motion was made by Miller, seconded by Motter, to adopt Resolution 22-8-(2) a resolution providing notice concerning the removal of structurally defective, insecure, and unsafe structures; and declaring the property owned by Brian Duvermay located at 205 East Mulberry Street in Waynesfield, Auglaize county, Ohio to be a nuisance; and to declare an emergency.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

#### **VILLAGE ADMINISTRATOR REPORT:**

a. The Village administrator provided council with his written report.

b. The Village Administrator stated that the village had received supplies to start the Maple Street electric rebuild and it’s scheduled for the 20<sup>th</sup> and 21<sup>st</sup> of September.

c. The Village Administrator stated that parts of the village did undergo a power outage at the beginning of August due to a line that burned off up by the school.

d. The Village Administrator stated he did meet with the residents on Moyer Road that submitted a letter to council in July regarding being removed from village power.

e. The Village Administrator stated National Water has been in working on Well #1. He stated that Well #1 didn’t have the expected concrete like Well #2 did. The Village Administrator stated he was meeting with them on August 23, 2022 to discuss what the changes would do to the pricing.

f. The Village Administrator stated he spoke with the Mayor about doing a street analysis the Mayor agreed so the village is waiting for the results. This will give the village detailed information about the roads in the village.

g. The Village Administrator stated the village did a second round of weed spraying around the village.

h. Lima Floor Covering came out and fixed some issues found with the new flooring that was installed.

i. The Village Administrator and Mayor went and inspected the back portion of the pence building. The Village Administrator stated his advice to the Mayor was to get quotes on tearing the current portion down and putting a new structure up. The Administrator stated he feels it would be money wasted to try to fix what is currently there.

Council President Motter asked if the floor is good. The Village Administrator stated the floor is good and he would try to utilize the current floor to help with cost. Councilman Walti asked if it would be the same footprint of the current building and the Village Administrator stated that could change there is room to the north and south.

Councilwoman Nickles stated if we have a building that is unsightly and unsafe we need to action before we can enforce these rules on residents in the community. Councilwoman Nickles is not in favor of spending money on a new building at this time. Councilwoman Nickles stated she would like to tour all of the village buildings.

j. The Village Administrator discussed the potential of getting new water and electric meters throughout the whole village. The Village Administrator stated that there is a big discrepancy between the water we are pumping at the water plant and the amount of water we are billing for. The Administrator stated that the industry standard on loss is 10% currently the village is seeing between 45% and 55% loss. The Village Administrator stated we have approximately 50 water meters that do not work. The Village Administrator stated in 2021 the village took

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approximately \$35,000.00 loss on water. Included in the council packet was a soft proposal from AMP regarding upgrading all the meters in town.

Councilwoman Nickles stated she agrees that the village needs to be looking into to new meters. Councilwoman Nickles stated the village also needs to keep in mind the potential substation upgrades the village will foresee in the next 4-5 years. These upgrades will be to allow us to accept the power being transmitted to the village from AES. Councilwoman Nickles asked the solicitor if there was anything he found stating there is a minimum balance that has to be maintained in the electric fund at all times. The solicitor stated there is nothing in the Ohio Revised Code stating there needs to be a minimum kept. He stated he also reached out to Local Government Services and they stated they were not familiar with a required dollar amount to be maintained. Councilwoman Ball asked if AMP was the only quote we have received regarding meters. The village administrator stated no, he had reached out to get prices on census meters. Council agrees to continue researching new meters.

k. The Village Administrator and council discussed the potential of raising rates. Councilwoman Nickles disagrees with raising rates until the village has done their part and has provided a working system to customers.

l. Councilwoman Ball asked where we were at with the kilowatt tax. The Village Administrator stated that the last time the village was audited the auditors brought up that the village is paying the kilowatt tax but we are not offsetting the kilowatt tax to the end-user.

m. The Village Administrator stated what it would cost to get the blue water truck fixed to feel comfortable driving it out of town. The truck needs over \$2,000.00 worth of work. The Village Administrator asked for a ball park range to look into maybe purchase a pick-up truck. Councilwoman Nickles asked what the plans are for the old dump truck? The Village Administrator stated there are two options the village keeps it and utilizes it when needed or we could list it on Govdeals.com and sell it.

A motion was made by Nickles, seconded by Ball, to adopt resolution 22-8-(3) a resolution to allow the Interim Village Administrator to list the Ford F-350 Dump Truck on Govdeals.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

n. The Village Administrator suggested creating a Utilities Committee to help discuss utilities issues prior to the council meeting. Councilwoman Nickles asked if council and the mayor wanted to reconstruct the committees now or wait until January 2023. Councilman Miller suggested letting the Mayor do some research and get back with council at the September Council Meeting.

A motion was made by Nickles, seconded by Miller to adopt Resolution 22-8-(4) a resolution to allow the Mayor to create and appoint a Utilities Committee.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

The Mayor appointed the Utilities Committee Councilwoman Winegardner (chair), Councilwoman Nickles, and Councilman Miller.

**MAYOR'S REPORT:**

a. A check for \$1,550.00 was presented from the Mayor's Court account into the General Fund for the month of July 2022.

b. Mayor Luma appointed Melissa Heifner and Kenneth Hoel to the Zoning Board.

**OLD BUSINESS:**

a. Payroll Ordinance Amendments council decided to table the amendments.

**NEW BUSINESS:**

a. A motion was made by Miller, to adopt Resolution 22-8-(5) a resolution to accept the 2023 alternate plan of Local Government funds for Auglaize County, Ohio as proposed by the Auglaize County Budget Commission.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

b. The fiscal officer stated that she has been working diligently on the 2020-2021 audit since about the middle of July and expects the test phase to be completed very soon.

c. Council discussed moving the council meeting time from 7:30 p.m. to 6:30 p.m.

A motion was made by Ball, seconded by Winegardner, to do the first reading of Ordinance 22-8-(1), an ordinance to establish and set the days and times of village council meetings.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

**SOLICITOR REPORT: (Jeffrey Williams)**

a. The solicitor asked council for an executive session to discuss potential litigation.

A motion was made by Miller, seconded by Motter to enter into executive session to discuss potential litigation with council, the mayor and the solicitor.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

In: 9:32 p.m.

A motion was made by Nickles, seconded by Walti to exit executive session.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

Out: 9:57 p.m.

A motion was made by Ball, seconded by Winegardner to adopt Resolution 22-8-(6) to hire FGKS Law on a limited basis for potential litigation pending insurance approval.

VOTE: Ball, yes; Miller, no; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.

A motion was made by Motter, seconded by Walti to adjourn the meeting.

VOTE: Ball, yes; Miller, yes; Motter, yes; Nickles, yes; Walti, yes; Winegardner, yes.


