

VILLAGE OF WAYNESFIELD
COUNCIL MEETING

September 25, 2023

1. The meeting was called to order on September 25, 2023, at 6:30 P.M. with the following answering Roll Call: Mayor Luma; present; Ball, present; Walti, present; Hutson, present; Miller, present; Fox, present; Nickles, present.
2. The Minutes of the previous meeting were read and approved.
3. Fiscal Officer reported \$1,612,370.47 in all funds. \$267,263.00 in the General Fund.
4. The Bills were read. A motion was made by Miller, seconded by Walti to pay the bills presented.
VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.
5. GUESTS: Brian Shaw

6. COMMITTEE REPORTS:

Finance: The Finance Committee met on September 12th. The meeting was called to order at 4:00 pm with the following members of council present: Fox; Hutson; Miller. Also present was Administrator Bender, Fiscal Officer Montgomery and resident guest Lisa Nickles. Meeting minutes were provided to council.

Administrator Bender and the committee discussed the upcoming loan splits for the East Wapakoneta and West Wapakoneta projects. Administrator Bender also discussed the budget for the truck that was budgeted last year. Last year the Village budgeted \$42,500 for a new truck. Due to inflation the prices have went up. Administrator Bender got a quote for a truck that is \$49,122.50. The Finance committee agreed that it would be beneficial to get a new truck. The Finance Committee recommends to move forward with purchasing the truck using an extra \$7,000 from the General Fund that we acquired from sales on GovDeals. The Finance committee will take it to council for approval.

Fiscal Officer Montgomery explained the yearly financial comparison by fund excel sheet and chart that was given to the Finance Committee. Administrator Bender touched on each chart with an explanation.

Administrator Bender went over a letter from the Old Village Administrator, Lee Zeigler, from April 12, 2010. This letter stated that all employees will be paid \$75.00 for on call employees. Administrator Bender has been on call since his hire to administrator in September 2022. He has not been compensated for his weekend time and discussed it with the Finance committee. Councilmember Fox stated that if Administrator Bender was supposed to get the \$75.00 weekend on call pay then he should be compensated from his time of hire. Guest Nickles stated that she would like to see the offer letter that was given to Administrator Bender.

Councilmember Walti would like more information from the Solicitor regarding salary employees to see if Administrator Bender would be eligible for the on-call compensation.

A motion was made by Miller seconded by Fox, to move \$7,000.00 to general fund from the acquired Gov deals sales for the purchase of new truck and to accept the bid for the new truck.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

A motion was made by Miller, seconded by Fox, to purchase a new truck for the Village for \$49,122.50.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

Utilities- None

Records: The Records Committee met on September 13, at 10 am. The meeting was called to order on 10:03 am. Meeting minutes were provided to council.

The Records committee reviewed the revised records retention policy. Changes were made to the policy based on their feedback. A revised document has been created with the addition of a column titled "Media Type." The revised document will be sent back to the original reviewers to review changes and to note the media format in which each document is stored.

It is the committee's recommendation that department leaders begin to investigate how "ALL" records could be stored digitally. This might include new software, hardware etc. So, it would be helpful to also include any additional costs that would be associated with moving to complete digital storage.

Codification of Ordinances

No discussion at this time will need to see how and if codification is included in the 2024 Appropriation ordinance.

Brief discussion regarding the development of a Disaster Management Plan and who would be responsible for that. Mr. Miller, suggested that Chief Motter possibly was working on it.

Park: None

Streets and Storm Sewer: None

Zoning: The Zoning Committee met on September 14, at 7:00 pm. The meeting minutes were provided to council.

The committee discussed the preview section including mobile home corrections and Board of Zoning Appeals. The committee discussed moving forward regarding any request to go through the Zoning Board of Appeals.

The Zoning Committee needs three members for the Zoning Board of Appeals and would like the Mayor to appoint those members. The committee also decided to add a section to the Zoning Ordinance related to Mobile Home Parks. If this cannot be finalized prior to the next council meeting all members of the Zoning Committee feels that they should move forward with the Zoning matching the new Zoning Ordinance format.

Fee schedule for zoning request:

Building Permit: \$25.00

Zoning Variance: \$40.00

Zoning District Amendment: \$40.00

Recommendations for Council considerations:

Approval of New Zoning Ordinance with date and posting of public hearings.

Approval of application fee schedule.

A motion was made by Nickles seconded by Miller to move the October council meeting from October 23rd to October 30th at 6:30 pm

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

A motion was made by Nickles seconded by Miller to establish October 30th at 6 pm as a public hearing for any input from the public regarding the new proposed Zoning ordinance.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

Other –None

7. POLICE REPORTS: Chief Motter provided his report to the council.

PMC Committee Meeting

The Property Maintenance Committee met on Tuesday, September 12, 2023, with Administrator Bender and Chief Motter to discuss multiple issues. The issues that were discussed included the cleanup from the fire at 310 East Wapakoneta Street, displaying house numbers, and a couple of properties with extreme condition issues.

A letter was sent to the owner of 310 East Wapakoneta Street, in which the property owner's son responded via a phone call. While the fire investigators said the scene was able to be released for cleanup, the attorneys for both the property owner and renter have not released the property. The property owner's son has assured Chief Motter that he has contractors ready to clean up the site once it is released.

Regarding the display of house numbers, the committee was given a list of properties that did not have visible house numbers and was asked to double check the list to have multiple eyes on the properties in case Chief Motter missed seeing the numbers. Once the committee has a verified list of properties without numbers on them, enforcement letters will be generated.

Lastly, the committee discussed multiple property issues within the village. The committee discussed properties in all four sectors of town and identified six properties with major issues that needs addressed, and two additional properties with big issues. The committee decided it would be best to try and reach the property owners by phone first and try to discuss a remediation plan for each property before enforcement action begins.

One property at the corner of North Pearl Street and the alley had a barn in disrepair and was a safety concern. Council member Ball contacted the property owner and within just a few days, the barn was demolished and there is now grass seed planted.

Not all the properties are going to be that easy to address, but it is a great start.

Trick or treat set

Mayor Luna set the Village's Trick or Treat for 6 p.m. to 7:30 p.m. on October 26th. This date is consistent with most of the other communities in our area.

Back to school

The first month of school has gone well. Chief Motter has been busy with several issues that, at least for the moment, are not criminal in nature. Chief Motter stated that he met with several students in crisis, we've had to address some children vaping in the school, and there have been some truancy issues we had to work through. All in all, there has not been anything major, just busy.

CDT Update

The CDT met with State Representative Susan Manchester on August 30th. The meeting went well and Representative Manchester said she believes she could obtain funding for several of the projects in the park. Representative Manchester was very excited about the possibility to helping the Waynesfield community as she stated she has never sought funding for Waynesfield during her time in office and did not think Waynesfield had ever attempted to receive funding for any projects through the budgetary process. She was impressed by the vision of the CDT and the village and is very interested in doing what she can to help. Representative Manchester was also appreciative that we included her in the vision of trying to positively transform the community.

K9 Hunter Re-certified

On Thursday, September 21, K9 Hunter and Chief Motter had their annual recertification to allow us to be a K9 team in Ohio. Hunter did exceptionally well and loves to work. He excels at narcotics detection and human detection. Even as his career is winding down, his drive to detect and apprehend has not diminished.

On a side note, K9 Hunter has been utilized a lot more this past month. Between traffic stops in and out of the village and multiple usages at the school, we've been busy with deployments, demonstrations and public relations events.

Mayor's Court court costs

After consulting with our solicitor, it is being recommended that Council consider amending Ordinance 22-10-4 to revise how the court costs are assessed. In your packet, you will find a proposed ordinance with the revisions highlighted along with the current ordinance in effect. If council would consider passing this amended ordinance as an emergency that will help offset the costs of holding court. Please note that if a person pays the ticket and does not come to court, the previously approved waiver schedule will be used.

Motion made by Miller seconded by Ball to suspend the rules of three readings and to declare an emergency for ordinance 23-9-1 to amend ordinance 22-10-4 and 13-7-2 establishing a schedule of fines for traffic violations for the Village of Waynesfield.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

Motion made by Miller, seconded by Ball to adopt ordinance 23-9-1 to amend ordinance 22-10-4 and 13-7-2 establishing a schedule of fines for traffic violations for the Village of Waynesfield.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

8. VILLAGE ADMINISTRATOR REPORT: Administrator Bender provided his report to council.

Electric

Replaced 2 power poles and transformer on N. Westminster St. along with new secondary wire. Still some work to be finished on removing one pole and old wire. One of the old transformers dates to 1947!

Street light on N. Westminster St. was hit by a car. Light is a total loss. Power has been disconnected and secured. In the processes of getting prices for a replacement.

Administrator Bender stated that on Thursday, September 28th at 1:59 pm to 2:00 am AEP will be working on the power lines and power will be out.

Water and Sewer

Water tower has been completed and is back in service. We did receive a shipment of water meters and will get them scheduled in the work load.

Had a contractor in to do PM maintenance at the lagoons. There was a motor and shaft that they found that needs replaced. We had a spare to put in its place, they took the damaged one and will rebuild for a backup.

Park

Have been contacted by the WGYSA ball association to enhance Diamond 1. What they propose is pouring concrete from the concession stand all the way around the new fence (map is attached). This will cost around \$18,000.00. The Administrator offered that the Village portion of this project would be to work with the contractor, all prep work and final grading. With this work we would only need to purchase some stone and grass seed costing around \$1,000.00. This work can be started the first week of October and weather depending take 2 weeks. The Administrator feels this is at great benefit to the village to get this much work done at such a small cost. The council thought it was a great idea and will be good for the park.

Councilmember Walti discussed his concerns regarding the road by Dollar General. He said the road has a dip in it when driving and feels it can be dangerous to motorists on the road. Admin Bender stated he had the engineer look at it and he stated it was fine for now and we will have to keep our eye on it.

9. MAYOR'S REPORT:

- a. Mayor's Court Report- \$918.00 was deposited into the General Fund from the Mayor's Court Account for the month of August.

10. OLD BUSINESS:

Administrator Bender opened a discussion regarding the Wayne Street power outage. The Village did not contact the resident and he complained of losing a computer program during that power outage. He would like the Village to pay him for his loss. In the Village Utility rules, it states that the Village is not liable. Administrator Bender asked the Council what they thought. Councilmember Hutson stated the resident did show up to the Utility meeting when he was informed of it but he didn't read what Administrator Bender gave him regarding our Utility policies. Council member Hutson stated it is unfortunate but the Village has policies in place for a reason, and we need to follow them. Councilmember Nickles touched on what Councilmember Hutson did and stated she agrees that rules are rules. Councilmember Walti also agreed that we have to follow the rules.

A motion was made by Miller seconded by Ball, that we send a letter to the owner of the Wayne Street stating that no refund will be issued due to rules of the Village's Public Utility regulations and that we will not compensate him for his loss.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

11. NEW BUSINESS:

Fee structure for Zoning Application.

A motion was made by Nickles seconded by Walti to have the first reading to adopt Resolution 23-9-1 for the new fee structure for Zoning applications.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

A motion was made by Miller, seconded by Walti, to enter into executive session to discuss the consider the purchase and/or sale of property (both real and personal, tangible or intangible) at 7:49 pm.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

Motion made by Miller, seconded by Nickles to exit executive session at 8:12 pm.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

A motion was made by Nickles, seconded by Miller to allow the Village Administrator to enter into negotiations with the Auglaize County Commissioners regarding land and placement of a tower.

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.

12. SOLICITOR REPORT: None

A motion to adjourn was made by Miller, seconded by Ball at 8:13pm

VOTE: Ball, Yes; Walti, Yes; Hutson, Yes; Miller, Yes; Fox, Yes; Nickles, Yes.



Mayor



Fiscal Officer