

VILLAGE OF WAYNESFIELD  
COUNCIL MEETING

February 26, 2024

1. The meeting was called to order on February 26, 2024, at 6:30 P.M. with the following answering Roll Call:  
Mayor Luma; Yes; Fox, Yes; Ball, Yes; Hutson, Yes; Nickles, Yes; Miller, Yes; Walti, Yes.
2. The Minutes of the previous meeting were read and approved corrected and approved.
3. Fiscal Officer reported \_\_\_\$1,496,042.69 in all funds. \_\_\_\$291,639.15\_\_\_ in the General Fund.
4. The Bills were read. A motion was made by Miller, seconded by Fox to pay the bills presented.  
VOTE: Fox, Yes; Ball, Yes; Hutson, Yes; Nickles, Yes; Miller, Yes; Walti, Yes.
5. GUESTS: NONE

**6. COMMITTEE REPORTS:**

**Zoning:**

The Zoning Committee met on February 8<sup>th</sup> 2024 at 11:00 am at White Memorial Library.

The committee discussed the Auglaize County Maps. Member Lisa Nickles discussed placing the Zoning Map on the website. She stated this would allow anyone in the Village and other areas to be able to view the Zoning map. This would make it more accessible to individuals.

Zoning Inspector Bender asked if a link could also be provided on the Village of Waynesfield website. Member Lisa Nickles stated that a weblink for the Zoning map and regulations would be provided, if approved by the commission, for the Village website. The commission agreed to put the Zoning map on the internet and on the Villages website for easy access to the public.

For new business the Zoning Committee discussed mobile home parks. The committee discussed Section 390 of the Zoning Regulations. This section includes rear dwellings and mobile homes. The area of mobile homes, setbacks and height were discussed. Minimum lot size was discussed for each mobile home. The committee discussed the size of the mobile homes, space between, front and back size.

Member Randy Carter stated that we do need specifications, but not so restricted that it would hinder someone from wanting to develop in Waynesfield. The Commission members decided that it should be more of a general zoning regarding mobile homes, and that it should be at the discretion of the developer and Planning Commission. This will continue to be discussed and developed.

Member Lisa Nickles stated that at the next meeting, discussion should be the minimum statements the commission needs to talk about regarding Section 390.

Zoning Inspector Bender stated that he received a call from a property owner on 403 and 405 Cherry Street. This owner wants to build another duplex on his lot. The committee discussed this and the zoning regulations would not allow another duplex. A single/townhouse could possibly be within the regulations.

**Streets and Storms Sewer:**

The committee discussed parking on West Wapakoneta Street, and as a committee decided to leave it the same.

**7. POLICE REPORTS:**

Chief Motter recently received information from State Representative Susan Manchester that the Village of Waynesfield has been selected to receive funds in the Ohio House of Representative's version of the capital budget. The funding is not guaranteed just yet because the House of Representatives and the Senate have to agree on the capital budget. Then it must be signed into law by the Governor.

Once we receive funds, then we will get guidance on how it must be spent as far as which projects in the park would be funded. We did provide a priority list that the parks committee recommended, but that does not guarantee that the funds will be allocated in that order.

**NEW RADIOS RECEIVED**

The WPD recently received the radios we were awarded in a grant in 2023. Chief Motter has applied for a similar grant to cover the costs towards finishing up our radio project. We are required to get new radios before July 1, 2025, due to FCC changes and State of Ohio regulations.

Chief Motter reported that the WPD received an almost \$4,000 grant with zero matching funds from Let's Back the Blue to cover the costs to get mobile radios for the cruisers and extra batteries for the portable radios. Let's Back the Blue is a non-profit organization that raises funds for law enforcement in Auglaize County, they have been a great resource for us and all law enforcement in Auglaize County.

Chief Motter mentioned that the radios that are good until July 1, 2025, they have been in service since 2009. Officer Humes has already started using one of the new radios, and seems to like it. Chief Motter will transition to the new radio once the mobile radio in his cruiser is switched out.

#### **PROPERTY MAINTENANCE ISSUE(S)**

Chief Motter recently spoke with a property owner that owns properties on East Mulberry Street and Sugar Street. He advised him that he would likely be receiving correspondence in the near future regarding the trash, horrible smell, and overall disrepair of his properties. The property owner said he understood and will be waiting to hear from the Village. Chief Motter has been in contact with our solicitor regarding the proper steps towards addressing this, making sure our processes and procedures are correct.

The Property Maintenance Committee should meet fairly soon but Chief Motter has one area for council as a whole to keep in mind: if we proceed with enforcement on this, and other property issues in the Village, the matters could become costly through legal fees/processes, demolition, property clean up, etc. And while the funds may come back to us eventually, it may take years to recover said costs.

Councilmember Nickles would like the finance committee to look at the dollars going forward for properties in disrepair. Administrator Bender stated that we would look at it. Councilmember Nickles is concerned of the several properties within the community.

#### **APRIL 8 ECLIPSE**

Chief Motter discussed the April 8 Eclipse. As the preparation meetings enter into the final phase, we are getting a clearer picture of the amount of people expected to be in this area. While there is only about a 20% chance of us having a partly or mostly sunny day that day, we are still expecting to see about 4 or 5 times the amount of people we normally have in this area. We know that all the area hotels, fairgrounds and campgrounds are full or near capacity and there are numerous events being held the weekend before and the day of the 8<sup>th</sup>. The closest event near Waynesfield is Prairie View Golf Course is having an event on the 8<sup>th</sup>.

Chief Motter thinks the village will see an influx in traffic in and around the village the weekend before and day of the eclipse. He and Patrolman Humes will be working most of the weekend and all day/evening on the 8<sup>th</sup>, as needed.

The concerns we are hearing right now is that cell service may be limited or non-existent, gas stations could run out of fuel, and grocery stores may run low on inventory. So, as we get closer to April 8, Chief Motter will put out reminders to the public that they should consider stocking up the weekend before April 8.

Our biggest concern comes once the eclipse is over. The amount of traffic and issues may be substantial and first responders all over the region could be overwhelmed. Chief Motter knows most of the fire and EMS departments are going to have staffing available most of the day and immediately afterwards.

#### **8. VILLAGE ADMINISTRATOR REPORT:**

##### **Electric**

Administrator Bender stated that the village had their annual die electric testing completed on the electrical equipment and trucks last week. The digger truck did not pass. This means it is not insulated and not safe to use around power lines. An appointment is set up to deliver it to Columbus on 2/27/2024. Altec will trouble shoot the issue and give us a quote on fixing the problem.

##### **Water and Sewer**

Administrator Bender stated that the village has received all of the equipment for water meter installation project. The village has about 65 meters installed currently and are able to get approximately 7-10 a day installed, weather permitting. In an attempt to save the village as much as possible, we will be putting meters inside houses along with the meters that are outside in meter pits. The biggest challenge with this is scheduling with homeowners.

Of the 65 meters that are installed IJP spent two days training personnel on how to use the reading equipment and software.

##### **Storm sewer and streets**

Administrator Bender stated that he has a meeting set up with Engincer to look at the proposed tile project. Next, he will be talking to land owners about easements.

##### **Future**

Administrator Bender is working on getting quotes for teardown and rebuilding of the dilapidated portion of Pence building.

#### **10. MAYOR'S REPORT:**

- a. Mayor's Court Report- \$952.00 was deposited into the General Fund from the Mayor's Court Account for the month of January.

#### **9. OLD BUSINESS: NONE**

#### **10. NEW BUSINESS:**

- a. Ordinance 24-2-1 (An Ordinance approving, adopting and enacting American Legal Publishing)

A motion was made by Miller seconded by Fox to suspend the rules of three readings and to adopt Ordinance 24-2-1, an Ordinance approving, adopting and enacting American Legal Publishing's Ohio Basic Code, 2024 Edition, as the code of Ordinances for the Municipality of Waynesfield, Ohio and to declare an emergency.

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

A motion was made by Miller, seconded by Ball, to adopt Ordinance 24-2-1, an Ordinance approving, adopting and enacting American Legal Publishing's Ohio Basic Code, 2024 Edition, as the code of Ordinances for the Municipality of Waynesfield

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

A motion was made by Nickles seconded by Ball to suspend the rules of three readings and to adopt Ordinance 24-2-2, an Ordinance Authorizing the Execution of the 2023 WASP Power Pool Participant schedule with American Municipal Power, INC. and declaring an emergency.

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

A motion was made by Nickles, seconded by Walti, to adopt Ordinance 24-2-2, an Ordinance Authorizing the Execution of the 2023 WASP Power Pool Participant schedule with American Municipal Power, INC.

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

A motion was made by Nickles, seconded by Ball to move Ordinance 24-2-3, an ordinance updating and amending payroll ordinance 23-10-1 to new business item 1 along with employment and compensation to executive session to discuss.

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

Motion made by Miller seconded by Walti to suspend the rules of three readings and to adopt Ordinance 24-2-4, an ordinance to amend the annual appropriations ordinance and to declare an emergency.

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

A motion was made by Miller, seconded by Fox, to adopt Ordinance 24-2-4, an ordinance to amend the annual appropriations ordinance.

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

A Motion was made by Miller, seconded by Nickles to go into executive session for the purposes of to consider the appointment, employment, or compensation of a public employee at 7:36 pm.

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

Motion made by Miller seconded by Nickles to exit Executive session at 8:24 pm.

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

A motion was made by Nickles, seconded by Walti, to table Ordinance 24-2-3, an ordinance updating and amending payroll ordinance 23-10-1.

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

Motion made by Nickles, seconded by Miller, to suspend the rules of three readings to adopt ordinance 24-2-5, an ordinance appointing, authorizing and approving the appointment of village maintenance worker, and directing the Village Clerk to file appointment and to declare an emergency.

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

A motion was made by Miller, seconded by Fox, to adopt ordinance 24-2-5, an ordinance appointing, authorizing and approving the appointment of village maintenance worker, and directing the Village Clerk to file appointment

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

## 12. SOLICITOR REPORT: NONE

A motion to adjourn was made by Nickles, seconded by Hutson at 8:28 pm.

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

*Sarah Montgomery*

Fiscal Officer

*Rebecca Hutson*

Mayor