

VILLAGE OF WAYNESFIELD
COUNCIL MEETING

February 24, 2025

1. The meeting was called to order on February 24, 2025, 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.
3. Fiscal Officer reported \$1,518,173.82 in all funds. \$325,022.54 in the General Fund.
4. Fiscal Officer stated that the RITA conversion is completed and The Village of Waynesfield is live on RITA as of 2/12/2025.
5. The Bills were read. A motion was made by Miller, seconded by Hutson to pay the bills presented.

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

6. GUESTS:

Mr. Mescher from Access Engineering joined the meeting. He went over the bids that took place on Friday March 21st. We had 5 competitive bids on E. Wapak Street. Hohenbrink Excavating LLC was the lowest bid. Access Engineering did check Hohenbrink Excavating LLC and they had everything needed. He also stated that Hohenbrink Excavating LLC has done a lot of work in Wapakoneta and Celina and both were very happy with their work. The estimate for the project did go up a little bit because they did see higher numbers in prices. Mr. Mescher stated that asphalt used to be closer to \$200.00, it is now across the board it is getting closer to \$300.00 due to inflation.

Mr. Mescher stated that they were going to go to Pearl Street, the plan was to go further out, however, with the funds we will have to stop at Pearl Street.

Mr. Mescher brought a letter of recommendation to go with Hohenbrink Excavating LLC due to the fact they were the lowest and he has heard nothing but good things about them.

Mr. Mescher stated that the \$1.3 million goes all the way out of town to Block Insurance for the storm sewer, but we will not go as far with the street construction, as it will stop at Pearl St.

Administrator Bender stated that the surveys we are working on will help with the next round of CDBG funding.

Administrator Bender stated we would need an Ordinance for tonight to accept the bid so we are able to get started.

Mr. Mescher stated after the Ordinance is approved, he will take the contract to Hohenbrink Excavating and have them sign it so the project can be started.

Mr. Mescher asked about the surveys and he will get a hold of Kip Wright so he can get started on getting the remainder of the surveys completed for the CDBG funding. We need 200 surveys to be eligible for the funding. The Village currently has 41.

6. COMMITTEE REPORTS:

Zoning

- a. The board discussed the property at 502 N. Westminster St. The Little Prairie Learning Center would like to use this property, which Waynesfield-Goshen Schools purchased. It needs to be changed from residential to commercial.

- b. Member Nickles stated that we need to recommend this to the council in order to move forward or deny.
- c. Member Carter stated he thought it was a fantastic idea and he would like to move forward.
- d. Administrator Bender stated that a written recommendation would be needed.
- e. Member Carter would like it to be an emergency, however, Nickles stated that we have to give a 30 days' notice, so it may not be possible to do it as an emergency in this upcoming council meeting. There also needs to be a hearing. Administrator Bender recommended that we move the council meeting in March to the 25th so we are able to have the full 30 days. After the council meeting in February we can post the notices so we can finalize in March.

Discussion regarding fees related to Zoning Amendments, process recommendation by Village Solicitor and related additional cost.

- a. Member Nickles started by bringing up the stenographer and that we would possibly need one for the hearing regarding Zoning Amendment 2-12-25. The price per hour is \$150.00. Currently the charge for a Zoning District Amendment is \$40. For instances as this the Village is absorbing the cost.
- b. Member Nickles is concerned that if we make the fees too high that no one would want to do anything for Zoning District Amendments.
- c. Administrator Bender asked Fiscal Officer Montgomery what the fees were for our last posting in the newspaper. Fiscal Officer stated roughly \$850.00.
- d. Member Nickles asked if we had to post in the newspaper.
- e. Administrator Bender stated he will clarify this with the solicitor.
- f. Carter stated he feels raising the cost to \$400 is too much and the Village should absorb some of the cost. He is against using anything like this for a revenue.
- g. Member Hardin agrees with Member Carter and we should word the amendment correctly stated that if it exceeds a certain amount that the Village would be able to recover those costs.
- h. Member Nickles stated there should be a cap amount, Member Carter stated he feels this should be no more than \$500.00.
- i. Nickles wanted to know if a scenario did arise where we did not have a stenographer at a hearing and many residents showed up would we have to have another hearing with a stenographer?
- j. Member Carter stated that a stenographer could protect us in court if residents fight the hearing.
- k. Administrator Bender stated that a point of a stenographer is that any conversation that may be had at a hearing as this, the stenographer records and this could be used as a deposition in court.
- l. Member Harding stated that a stenographer protects the Village and the residents, so it is a two-way street and fair.
- m. Nickles made a motion, seconded by Carter to establish an initial application fee of the District Zoning Amendment at \$150.00 and any excess of \$150.00 would be the responsibility of the applicant with a cap of \$500.00 and to take the recommendation to council

The Zoning Commission asked the Council to consider a recommendation for the Zoning District Amendment 2-12-25 to change the address 502 N. Westminster from a residential to a commercial designation.

Also, Councilmember Nickles stated moving forward with zoning amendments it requires letters being sent and a hearing. She also stated that we would need a stenographer for the hearing. It was highly recommended by the solicitor. The price would be \$150.00 an hour. In addition, the postings have to go in a newspaper, which is much more expensive. The Planning Commission stated it currently cost only \$40 to put in a zoning amendment change and with new considerations with the postings and the possible other expenses members of the board decided to recommend that we change the cost to zoning amendment to a min of \$150 and a max of \$500. With any additional cost beyond \$150.00 be actual cost of the villages. Nickles stated we may not need a stenographer all the time. In instances it may be necessary, but not always. If during a hearing we have a lot of opposition we would need to pause the meeting and reschedule to get a stenographer.

Administrator Bender stated we did not bring any language regarding this, and we will have it for next month's meeting.

7. POLICE REPORTS:

- a. Chief Motter reported he has applied for a Let's Back the Blue grant to cover the cost of two computers for our police cruisers due to Microsoft requirements. Chief Motter reported he received the grant and the two laptop computers have been delivered.
- b. Chief Motter report the police department is switching reporting software providers to align with the Auglaize County Sheriff's Office. By changing, the operating costs are decreased and the features, compared to the current system, will increase. Chief Motter reported the new system is slated to be in place in June or July 2025.
- c. Chief Motter reported there have been several slips and falls on the ice, including one that he had while on a traffic stop. Unfortunately, there have been several head, wrist, hip, and knee injuries caused by these falls. Most of these incidents have occurred in people's driveways, or while they are moving about on their property.
- d. Chief Motter provided a school updated since they are mid-way through the 2024-25 school year. The Waynesfield Police Department has handled 21 incidents resulting in 15 reports and three criminal charges. These reports vary in severity from vaping at the school to disorderly conduct to custody issues. Chief Motter reported that overall, the school is safe and the year is going very well.
- e. The Logan County EMA and Ohio EMA are still working on reimbursement and there is no timetable on reimbursement. Several Logan County Officials Chief Motter has spoken with are getting very frustrated as the one-year anniversary (March 14) of the tornado is approaching.
- f. Late last week Chief Motter learned that the police department was approved for the Back the Blue and was able to buy the new computers.
- g. Chief Motter reported that as of Feb 19, 2025 there are new Facebook standards. Facebook lives are only available for 30 days, being automatically deleted. The Village will continue to stream live on Facebook and will also obtain a copy of the Council meetings to maintain records for the retention policy.

Council member Nickles asked about computer backups. Chief Motter stated the Village is getting all new computers in the building. The computers need upgraded and they are no longer supportive to Windows 10. The Village is in the process of transitioning as of right now. The system will be backed up two different ways. We will have devices in separate locations to be in compliance with the audits.

8. VILLAGE ADMINISTRATOR REPORT:

Bid Opening

Administrator Bender stated that bids were opened on Friday the 21st. Mr. Mescher from Access Engineering will be at the council meeting to go over bids.

Administrator Bender stated that Access Engineering has been informed that the Village will need the services of Kip Wright to get the needed surveys for CDBG funding.

Park

Administrator Bender stated that the material for Diamond #1 fence was delivered earlier this week. A portion of the total bill has been paid for the fence.

Streets

Administrated stated that it has been what used to be a normal winter since the last council meeting. The Village has been out several times during working hours along with afterhours making sure roads are passable. The Village should have plenty of road salt to get us through this season.

Zoning

Administrator Bender stated he has been working with the school and the daycare on some zoning issues that will need to be addressed. Planning Commission will be addressing council at the meeting with more detail.

Nickles thanked the employees for keeping the roads cleared and safe.

9. MAYOR'S REPORT:

- a. Mayor's Court Report- \$1271.00 was deposited in the General Fund from the Mayor's Court Account for the month of January.

10. OLD BUSINESS:

Ordinance 24-12-1 (Amending Mailbox Ordinance—third reading)

A motion was made by Ball seconded by Miller, to have the third reading of Ordinance 24-12-1, An Ordinance to Amend Ordinance 02-9-1 to Approve Mailbox Rules and Regulations.

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

11. NEW BUSINESS:

Motion to approve Fiscal Officer training

A motion was made by Ball, seconded by Nickles, to approve the Fiscal Officer Training.

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

Ordinance 25-2-1 (To accept bid)

A motion was made by Nickles, seconded by Walti, to suspend the rules of three readings and to adopt Ordinance, 25-2-1. An Emergency Ordinance to accept the recommended bid for the Waynesfield East Wapakoneta Street project from Access Engineering 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 Ball, to pass Ordinance 25-2-1, An Ordinance to accept the recommended bid for the Waynesfield East Wapakoneta Street project from Access Engineering

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

Council member Nickles stated that the property on the east side of the road in front of school, is being requested by the school to change the parcel from residential to commercial. The Daycare facility has leased the property from the school and wants to renovate it and expand the daycare business in that building, but to do so it needs to be designated as a commercial property. There are 4 properties around it that need to be notified via mail and a hearing would need to be held by council. The zoning commission proposes to move the council meeting from the 24th to 25th to give us that 30 days so we are able to get the answer for that business. The Zoning board recommends that the council agrees to accept the recommendation and to move forward with the process. We would be voting for us to approve to begin the process.

A motion was made by Miller seconded by Ball to proceed to have a hearing to move the property at 502 N. Westminster from residential to commercial

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

A motion was made by Ball seconded by Fox to move the council meeting next month from the March 24th to March 25th so we have the allotted time for the hearing.

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

12. SOLICITOR REPORT:

A motion to adjourn was made by Ball, seconded by Fox at 7:15 p.m.

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

Sarah Montgomery

Fiscal Officer

Rocky H. H.
Mayor

I Sarah Montgomery Clerk of the Village
of Waynesfield, do hereby certify that Council minutes
was published by posting for fifteen days at:
1. FB 2. Wicks Hill
3. Library 4. Elm Bluffs
5. Post Office
from the 3 day of April 20 25
to the 25 day of April 20 25
for no less than a period of fifteen days.
Sarah Montgomery Clerk

I Sarah Montgomery Clerk of the Village of
Waynesfield, do hereby certify that the foregoing is a
true and copy of Council meeting February
as passed by the legislative authority on the 2
day of APRIL 20 25
Sarah Montgomery
Clerk

