

VILLAGE OF WAYNESFIELD
COUNCIL MEETING

March 25, 2025

1. The meeting was called to order on March 25, 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 \$1,480,809.47 in all funds. \$327,598.90 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:

- Lindsay Miller from Little Prairie Learning Center
- Craig Mescher from Access Engineering

Public Hearing for Rezoning:

Lindsay Miller, owner of Little Prairie Learning Center, located at 527 N Westminster St, Waynesfield attended the meeting. She stated that she would like to change the residential property at 502 N. Westminster St Waynesfield, into a commercial property for her business. The Waynesfield-Goshen School District purchased the property and is willing to lease it to Prairie Learning Center. This would expand the business for the much-needed space to offer more services for surrounding area parents to place their children in. Currently they have 46 children at the daycare and 45 at the church. If the property can be zoned commercial this will offer 36 more children daycare services and after school services. Council member Nickles stated she is happy that Mrs. Miller wants to expand her services for children. Chief Motter stated that from a security standpoint the Little Prairie Learning center is a top-notch program.

Motion made by Ball seconded by Nickles to close the hearing.

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

First Public hearing for CDBG funding:

Mr. Craig Mescher introduced himself and passed out the agenda for the public hearing for the CDBG Grant. He explained what the Grant is and what it entails. He also passed out the Village Improvement Survey, this is a survey that the residents of Waynesfield and their concerns for the Village.

Mr. Mescher stated that in order to get this Grant it goes by points. The setup of points are as follows:

- Distress- 15 points
- Leverage- 5 points
- Program Design/Impact- 45 points
- Implementation and Administration Capacity- 15 points
- Community Participation- 20 points

The Income Survey has to be above 51% to be eligible. Currently Kip Wright has obtained all but two of them. The income surveys are the distress section of the points.

Mr. Mescher stated that The Village Improvement Survey also needs to be filled out. The more of these we can get back will count towards community participation points. Surveys need to be back by April 11th.

Council member Nickles asked where exactly this funding is from. Mr. Mescher stated it is federal funding that goes through the state.

6. COMMITTEE REPORTS:

Park Committee:

Park committee meeting was held on March 17, 2005 at 5:00 pm.

Attending: Administrator Bender, Council members Fox, Walti and Hutson

Police Chief Motter and Fiscal Officer Montgomery also attended.

The main purpose of the meeting was to update the committee on the progress of the future park improvements.

A: Cornhole boards, bags and poured concrete.

B: Ball diamond fencing.

C: Playground proposals for new area and disposition of old playground equipment.

D: Minor plan changes for cost savings to use money on other proposed projects.

E: Playground start date to affect demolition of old playground and construction of new parking area.

F: Mention of possible future project to relocate overhead utilities for playground safety and appearance.

G: Recommendation to designate entire park as veteran park.

H: Next meeting April 9 at 5pm.

Council member Nickles stated that she would like to see the Park named the Veteran's Memorial Park and to also rename the walking path in honor of Gold Star Families.

Council member Nickles asked about CIC. Chief Motter stated that the CIC was established to raise money for the Waynesfield community so they could get certain types of funding. The CIC purchased the property next to the park and then the plan was to turn it over to the Village of Waynesfield for the Park. This however, did not work out. Currently, the Mayor is on the CIC and the President is Kevin Ewing. Council asked for the mayor to reach out to the president of CIC to see what we need to do to get some of the process started.

Council member Nickles stated that she would like to see the Village take the old slide that we can no longer use and make it into a plaque for the new shelter house.

6. POLICE REPORTS:

RECORDS RETENTION

Chief Motter reported he is currently going through the records retention policy and subsequently started reviewing which paper records could be discarded and which records needed maintained. Chief Motter reported that this is a very time-consuming process because there are decades of documents that were retained for no reason other than there was not a records retention schedule.

OHIO COLLABORATIVE RE-CERTIFICATION ONGOING

The Waynesfield Police Department is currently in the middle of re-certification for the Ohio Collaborative Community-Police Advisory Board through the Ohio Office of Criminal Justice Services. This annual re-certification typically takes place in March for the Waynesfield PD every year. Chief Motter provided a background of what the Ohio Collaborative is and why it is important for the Waynesfield PD to be certified through them.

ZONING AND PROPERTY MAINTENANCE ISSUES

The Solicitor is still working on issues regarding the Property Maintenance Committee's role and the Village's Zoning enforcement.

CALL VOLUME INCREASING EARLY IN 2025

Chief Motter reported that February saw an increase in call volume a bit earlier in the year than the police department typically sees. The number of criminal complaints and investigations that began in February was something the police department typically sees in April or May.

Chief Motter stated that the Village had a social media person in town. Jake Walks America, a homeless veteran, has been walking to bring awareness to homeless Veterans, among other things, came through Waynesfield. A group of Waynesfield residents met with him and Salty Heifer Fans Pizza opened to provide him lunch.

Chief Motter went over the liquor permit renewals and stated he recommended council pass a motion not objecting to the renewal of the liquor permits in the village.

8. VILLAGE ADMINISTRATOR REPORT:

Electric

Administrator Bender stated that the bucket truck, Line truck and equipment was dielectric tested this month. Both trucks passed this portion but did get red tagged and put out of service due to each having separate problems. The bucket truck has a couple hydraulic lines that need replaced and a cylinder is leaking oil. The Line truck needs the operating head recoated as there is bare metal showing. The bucket truck is currently being worked on and once it is done the Line truck will go in. AMP and Lakeview are both aware we are down a bucket truck and will be able to help out as needed.

Administrator Bender stated that AMP was checking main lines and transformers for hot spots, nothing was found. This is some of the preventive maintenance we do to catch issues before they are an issue. We have been working with a supplier to get the rest of the electric meters to us. The only meters needed are the 3 phase meters as all single-phase meters are installed.

Water and Sewer

Administrator Bender stated that with the frigid temperatures we experienced this winter we have been out of compliance at the lagoons. This is normal this time of year when the ponds freeze over. Since the ponds have thawed, levels are coming back into compliance.

Administrator Bender stated that we did have about 3 water meters freeze and break this winter that had to be replaced. This is about normal for a winter like we've had. All customers are aware that if this would happen again that they would be responsible for payment of a new meter. It is recorded on their utilities account in our system of when it occurred.

Council member Nickles asked if there was any wording within the utility rules that states that when a meter breaks the Village will replace it the first time, but the second and so on would be the responsibility of the resident. She would like an ordinance that states this so it is clear to residents. Solicitor Bey stated that he will look further into this.

Wapak Street

Administrator Bender stated that he is looking at a pre-construction meeting in mid-April. Once we have this, we will have a little better timeframe of a start date for E. Wapakoneta St.

Park

Administrator Bender stated the he has been working with park committee on new playground and equipment. Concrete corn hole boards have been ordered.

9. MAYOR'S REPORT:

- a. Mayor's Court Report- \$787.00 was deposited in the General Fund from the Mayor's Court Account for the month of February.

10. OLD BUSINESS:

- a. None

11. NEW BUSINESS:

- a. **Ordinance 25-3-1 (Health Insurance---emergency)**
- b. **Ordinance 25-3-2 (Rezoning---emergency)**
- c. **Resolution 25-3-1 (Amending Zoning Fee Structures)**
- d. **Liquor Permit Renewals**

Ordinance 25-3-1

Motion made by Miller seconded by Fox, to suspend the rules of three readings and to adopt Ordinance 25-3-1 an ordinance, an Ordinance Authorizing the Village Administrator and Staff to execute and Adopt Anthem Health Care Plan SOCA Benefit Plan Blue Access PPO6350/0%/6350 W/HAS-8BUB with Ohio Insured Services for the Village of Waynesfield and to declare an emergency.

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

A motion was made by Ball seconded by Miller, to pass Ordinance adopt Ordinance 25-3-1 an ordinance, an Ordinance Authorizing the Village Administrator and Staff to execute and Adopt Anthem Health Care Plan SOCA Benefit Plan Blue Access PPO6350/0%/6350 W/HAS-8BUB with Ohio Insured Services for the Village of Waynesfield.

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

Ordinance 25-3-2

Motion made by Nickles seconded by Ball to suspend the rules of three readings and to adopt Ordinance 25-3-2, an Ordinance Rezoning Certain Parcels of Land from R1 Single Family Residential Zoning District to C1 Central Commercial District Zoning District and Amending the Zoning Map and to declare 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 adopt Ordinance 25-3-2, An Ordinance Rezoning Certain Parcels of Land from R1 Single Family Residential Zoning District to C1 Central Commercial District Zoning District and Amending the Zoning Map

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

Resolution 25-3-1

Motion made by Ball seconded by Nickles to have the first reading for Resolution 25-3-1, A Resolution amending the Established Fee Structured for Zoning District Amendments

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

Liquor Permit Renewals

Motion made by Nickles seconded by Miller to not request a hearing and allow the Liquor Permits to move forward.

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

Council members Nickles would like to add a new item to new business.

She stated that she has been approached by residents that would like poultry in the Village. She would like to bring it to the council and have them consider it. Mayor stated we should have the Lands and Buildings committee meet regarding this.

Council member Nickles would like example ordinance of allowing poultry from the solicitor. Solicitor Bey stated he would get something together and send it to Fiscal Officer Montgomery.

Council Member Miller asked Chief Motter if we could get things together for emergency situations in the Village. Chief Motter stated the Safety Committee would need to meet to discuss this.

12. SOLICITOR REPORT:

Solicitor Bay discussed the property maintenance committee and the officer. He stated that the property officer would be the Chief of Police. And any appeal would be taken to the Board of Zoning appeals.

Solicitor Bey stated that there will be an upcoming training for Zoning and he urges someone from the committee attend the LUC training for Zoning.

Council member Nickles asked what the ORC requirements are for being a part of Zoning Board of Appeals.

Solicitor Bey stated he would look into that.

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

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



Fiscal Officer



Mayor