



COUNCIL AGENDA

Monday, May 18, 2026 – 7:00 pm
Waynesville Municipal Building, 1400 Lytle Road

- I. Roll Call
- II. Pledge of Allegiance
- III. Mayor (for purposes of acknowledgments)
- IV. Disposition of Minutes of Previous Meetings
 - Council, May 4, 2026
- V. Public Recognition/Visitor's Comments (A five-minute per person time limit will be allowed for each speaker unless more time is requested and approved by a majority of the council)
- VI. Old Business
- VII. Reports
 - Standing Council Committees
 - a) Finance Committee
 - b) Public Works Committee
 - c) Special Committees
 - Village Manager's Report
 - Police Report
 - Finance Director's Report
 - Law Directors Report
- VIII. New Business:
 - Historic Preservation Board Code and appointments to Board

Legislation:

Reading of Ordinances and Resolutions:

First Reading of Ordinances and Resolutions:

ORDINANCE NO. 2026-021

AN ORDINANCE ADOPTING CHAPTER 115 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF WAYNESVILLE, OHIO, ESTABLISHING A RENTAL DWELLING REGISTRATION PROGRAM; PROVIDING FOR REGISTRATION FEES, OWNER AND AGENT DISCLOSURE, AND ENFORCEMENT

RESOLUTION NO. 2026-022

A RESOLUTION APPROVING THE 2027 ANNUAL TAX BUDGET FOR THE VILLAGE OF WAYNESVILLE

RESOLUTION NO. 2026-023

A RESOLUTION AMENDING THE APPROPRIATIONS FOR THE VILLAGE OF WAYNESVILLE FOR CALENDAR YEAR 2026 (AMENDMENT NO. 3) AND DECLARING AN EMERGENCY

ORDINANCE NO. 2026-024

AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT TO PURCHASE WITH DEE & KEITH ALEXANDER WITH A PURCHASE PRICE NOT TO EXCEED \$325,000 AND DECLARING AN EMERGENCY

ORDINANCE 2026-025

AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT FOR ELECTRIC GENERATION SUPPLY WITH A COMPETITIVE RETAIL ELECTRIC SERVICE PROVIDER AND DECLARING AN EMERGENCY

Second Reading of Ordinances and Resolutions:

None

Tabled:

None

IX. Executive Session

X. Adjournment

Next Regular Council Meeting:

June 1st, 2026, at 7:00 pm

Upcoming Meetings and Events:

MOMS Committee, May 18th, 2026 @ 5:00 p.m.

Finance Committee, May 18th, 2026 @ 6:00 p.m.

Public Works Committee, June 1, 2026 @ 6:00 p.m.

DART Visit with Ohio Main Street Program, June 30-July 1

**Village of Waynesville
Council Meeting Minutes
May 4th, 2026 at 7:00 pm**

DRAFT

Present: Mr. Chris Colvin
Mr. Zack Gallagher
Mayor Earl Isaacs
Mr. Troy Lauffer
Mrs. Connie Miller
Mr. David Nation
Mr. Adam Powell

Village Staff Present: Jeffery Forbes, Law Director; Jamie Morley, Clerk of Council

CLERK’S NOTE- *This is a summary of the Village Council Meeting held on Monday May 4, 2026.*

Mayor Isaacs called the meeting to order at 7:00 p.m.

Roll Call – 7 present

Mayor Isaacs motioned to excuse Chief Copeland from tonight’s meeting and Mr. Lauffer seconded the motion.

Motion – Isaacs
Second – Lauffer

Roll Call – 7 yeas

Mayor Acknowledgements

Mayor Isaacs said the Fourth Street project is still underway. He added that is great to see the stoplight project at North Street and Route 42 getting done.

Disposition of Previous Minutes

Mrs. Miller made a motion to approve the minutes for the Council meeting on April 20, 2026 as written, and Mr. Powell seconded the motion.

Motion – Miller
Second – Powell

Roll Call – 7 yeas

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Public Recognition/Visitors Comments

None

.....

Old Business

None

.....

Reports

Finance

The Finance Committee will meet on May 18th at 6:00 p.m. The public is invited to attend.

Public Works Report

The Public Works Committee met this evening and will meet again on June 2, 2026, at 6:00 p.m. The public is encouraged to attend.

Special Committee Reports

The MOMS Committee met this evening to discuss who would be the stakeholders for the Main Street Ohio project. The committee will meet again on May 18th at 5:00 p.m.

Village Manager Report

None

Police Report

None

Financial Director Report

- Ms. Morley stated that she has provided Council with copies of the updated spreadsheet listing all the Village's contracts and expiration dates. She has highlighted several contracts that will be expiring by the end of the year.

Mr. Colvin asked who would be responsible for follow-up on the expiring contracts. Ms. Morley responded that the Finance Committee would most likely follow up on the expiring contract with

Magistrate Kauffman, as they determine the rate of pay to correspond with OPERS credits. The Public Works Committee would likely consider renewing the expiring contract for wellfield generator maintenance, as it pertains to infrastructure.

Mr. Colvin asked whether Ms. Morley would have more information from Peoples Bank about the possibility of switching the Village's banking accounts. Ms. Morley stated that she has a meeting scheduled for the Wednesday before the Finance Committee meeting, so she should have information to share at that meeting. Mr. Gallagher added that this does not mean the Village will switch, but that it is doing its due diligence to ensure the taxpayers' money is being handled responsibly.

Law Report

- Mr. Forbes stated that Council has been provided with copies of the draft legislation for rental registration of properties. He asked Council to review this and have the first reading at the next meeting, making any changes they deem necessary then.
- Mr. Forbes also said that there is legislation for a moratorium on data centers. This will allow the Village to do research and see what the State of Ohio task force determines.

New Business

Mrs. Miller was saddened to announce the passing of Linda Murray, who served on the Historic Preservation Board for many years. She asked that the opening on the Board be advertised. Mr. Nation asked whether the Board could be expanded, as it is hard to ensure a quorum at meetings. Mr. Forbes stated that he believes this would have to be placed on the ballot, but he will check the Charter. Ms. Morley stated that several years ago there was a ballot initiative to reduce the number of Board members from 7 to 5 because it was hard to fill the Board.

Mr. Gallagher asked Council to schedule a working session to discuss the job description for the new Code Enforcement Officer. Mr. Colvin noted the urgency because the new employee starts tomorrow. Mr. Forbes stated that this would be considered a Special Meeting of Council and that a date and time must be set and advertised. Council will be able to discuss only what is on the agenda. Mr. Colvin suggested that the Village Manager consider the discussion at the Public Works Committee meeting and provide the updated job description at the next Council meeting. Mr. Lauffer asked whether this would be something Council should vote on. Mr. Forbes stated that overseeing the staff is the Village Manager's responsibility and not within Council's duties. He explained that the Village's form of government is that the Council hires the Village Manager to manage the staff. If Council does not like the Village Manager's job performance, they can vote to replace the Village Manager.

Legislation

First Reading of Ordinances and Resolutions

Ordinance No. 2026-020

An Ordinance Enacting a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for Large-Scale Data Center Development; Establishing a Data Center Study Committee; and Declaring an Emergency

Mr. Colvin motioned to waive the first reading rule of Ordinance 2026-020 and Mr. Gallagher seconded the motion.

Motion – Colvin
Second – Gallagher

Roll Call – 7 yeas

Mr. Colvin noted that the ordinance states that Council will form a committee. Mr. Forbes stated that the committee could consist of 2-3 Council members, with Chief Copeland and Mr. Forbes collecting information and reporting to the committee. It was determined that Mr. Gallagher, Mr. Powell, and Mr. Colvin would be members of the committee. Mr. Forbes added that the main responsibility would be to make recommendations if the Village zoning code needs to be updated to address and regulate data centers.

Mayor Isaacs motioned to confirm the appointment of Mr. Gallagher, Mr. Powell, and Mr. Colvin to the Data Center Study Committee, and Mrs. Miller seconded the motion.

Motion – Isaacs
Second – Miller

Roll Call – 7 yeas

Mr. Colvin motioned to adopt Ordinance 2026-020 as an emergency, and Mr. Nation seconded the motion.

Motion – Colvin
Second – Nation

Roll Call – 7 yeas

Second Reading of Ordinances and Resolutions

Ordinance No. 2026-016

Authorizing The Village Manager to Enter into a Contract with Elite Computers Inc. and Declaring an Emergency

Mr. Colvin motioned to adopt Ordinance 2026-016 as an emergency, and Mr. Nation seconded the motion.

Motion – Colvin
Second – Nation

Roll Call – 7 yeas

Ordinance 2026-017

Amending the Schedule of Fees and Charges for the Village of Waynesville Regarding Solar Panels

Mr. Gallagher motioned to adopt Ordinance 2026-017, and Mrs. Miller seconded the motion.

Motion – Gallagher

Second – Miller

Roll Call – 7 yeas

Ordinance No. 2026-018

Authorizing the Village Manager to Execute an Employment Agreement with Ron Kilburn to Serve as Code Enforcement Officer and Declaring an Emergency

Mrs. Miller motioned to adopt Ordinance 2026-018 as an emergency, and Mr. Powell seconded the motion.

Motion – Miller

Second – Powell

Roll Call – 7 yeas

Ordinance 2026- 019

An Ordinance Authorizing the Finance Director to Transfer Investment Funds (2-Year CD) and Declaring an Emergency (CD Rollover)

Mrs. Miller motioned to adopt Ordinance 2026-019 as an emergency, and Mr. Gallagher seconded the motion.

Motion – Miller

Second – Gallagher

Roll Call – 7 yeas

Tabled Ordinances and Resolutions

None

Executive Session

Mrs. Miller motioned to go into executive session for the discussion of the purchase of property, and Mr. Gallagher seconded the motion.

Motion – Miller

Second – Gallagher

Roll Call – 7 yeas

Council returned from executive session at 8:14 p.m., and seven members of Council were present for roll call.

All were in favor of adjourning at 8:15 p.m.

Date: _____

Jamie Morley, Clerk of Council

Council Report

May 18, 2026

Chief Copeland

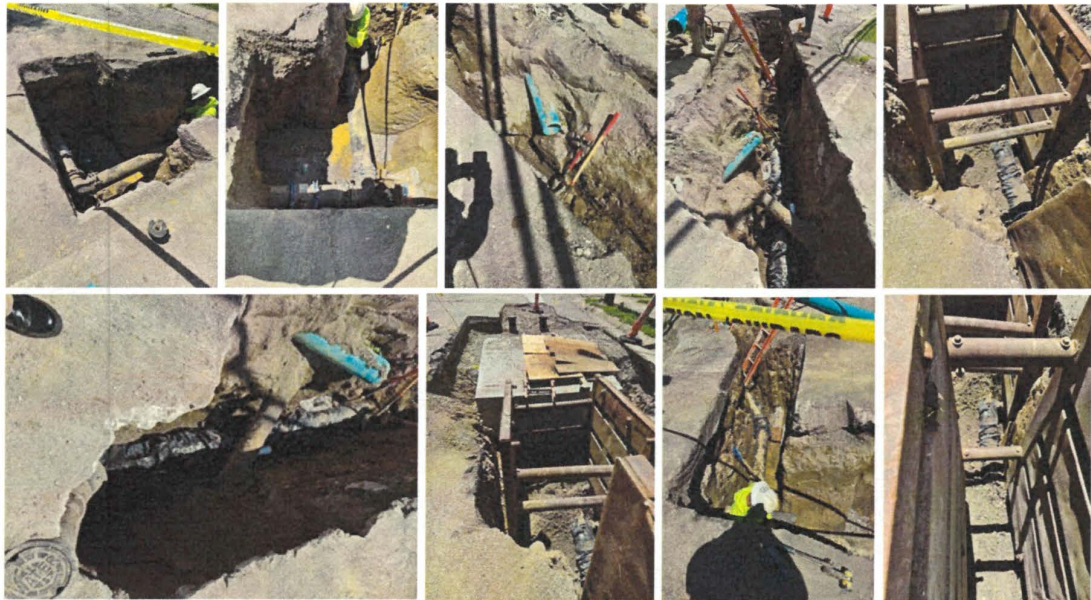
Manager

- I am providing an update on the Ohio Department of Transportation (ODOT) traffic signal project (PID 118273, WAR-US 42-20.23). On May 6th, the concrete barricade walls were removed in preparation for the final layer of asphalt, which has now been applied. On Friday, May 15th, they temporarily striped and removed the barrels to reopen SR 42. The permanent stripes will be done next week, and the traffic light poles are scheduled to arrive later in July.

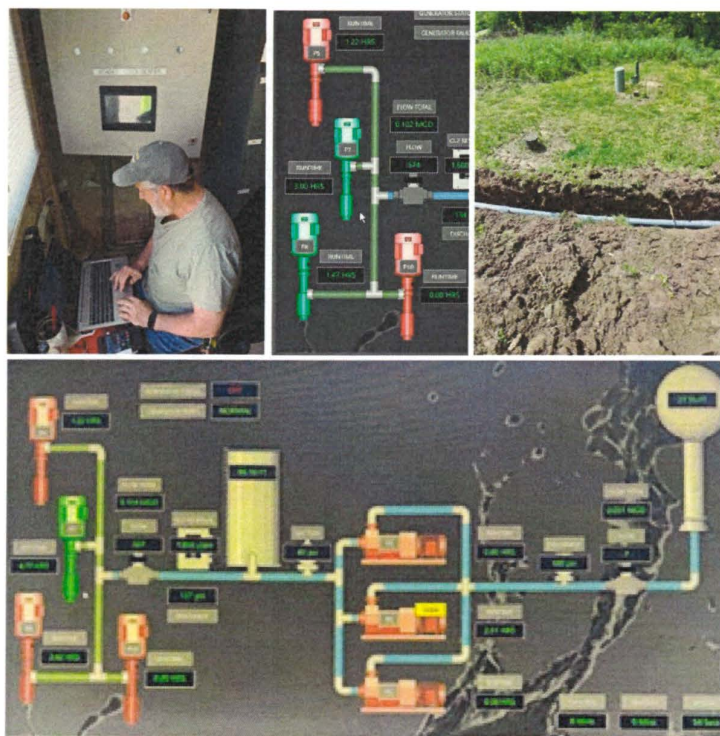


- On May 6, I met with Rudy Ranallo, the Construction Manager at Crown Castle Fiber, and Liz Myers at the locations of 16 N. Main Street and 206 High Street. Crown Castle owns the cellular tower poles at these sites and stated that they will remove the existing towers and replace them with matching decorative poles once the Village updates its Main Street lights.

- Smith Corp has finished installing the main water line and the lateral water lines. They are currently working on the stormwater lines and are on track to complete the project, including repaving the area from Franklin to High Street, by late May or early June.



- InControl has successfully completed the software update for the SCADA system at Well #10. PCI is currently working on the electrical lines and expects to finish this work by late May. Our goal is to have the well active and producing by June.



- The Mary L. Cook Library park project is progressing well. They will be adding one final layer of asphalt to the parking lot. Additionally, they have begun grading and spreading topsoil throughout the park.



- Brian and Greg from the Village Streets Department helped with the rebuilding and installation of the catch basin on Old Stage, in front of Library Park. Their assistance reduced the final cost of the catch basin repair from \$11,000 to \$6,800.



- Danny McCloud's neighbor across the street has complained about water runoff from his new construction. I had Mr. McCloud install a 12-inch culvert to comply with our Village code.



- The Village Water staff is actively rebuilding fire hydrants throughout the Village. Each rebuild costs approximately \$900.00 per hydrant, saving the Village from hydrant replacements that cost \$5,000.00 per hydrant.



Police

- The dispatched calls for service in April have been included for your review. Please contact me if you have any questions or concerns.
- The April Mayor's Court report is provided for your review. Please contact Ashley or me if you have any questions or concerns.
- Lt. Bledsoe, Officer Walker, and I attended the Annual Police Memorial on May 13th at 11 a.m. at 880 Memorial Drive, Lebanon, Ohio.



- I attended the Ohio Police Chief Conference from May 3 to 5 in Columbus, Ohio. The training was highly informative, and I earned 9 CPT credits. Additionally, this contributes to my CLEE recertification.

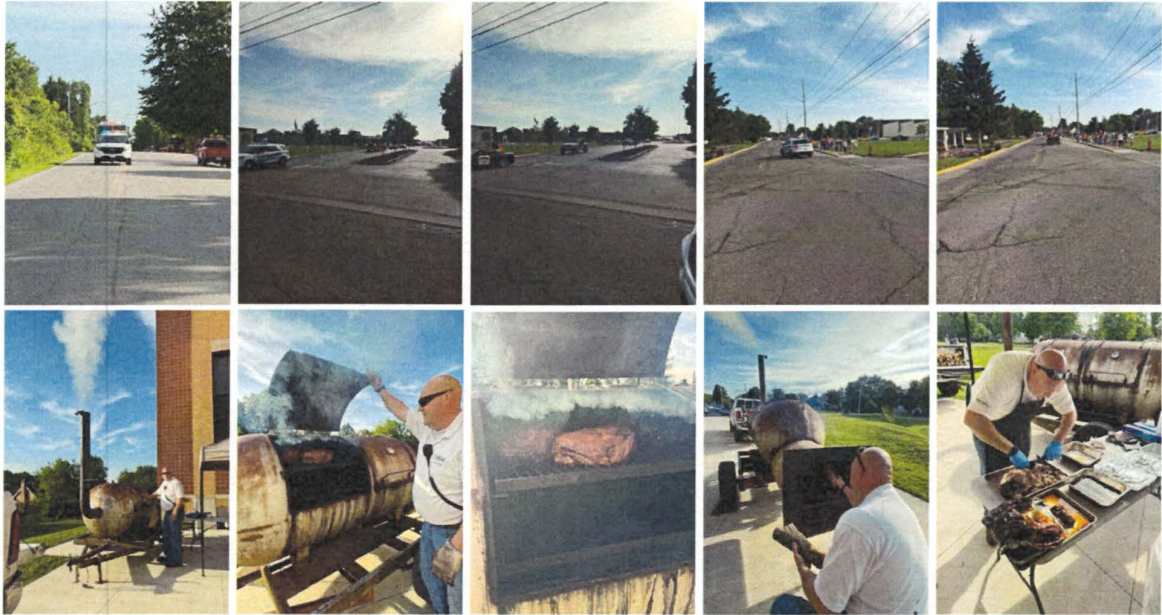


- On May 6th at 7:30 am, I attended Judge Loxley and Judge Tepe's Annual Peer Mentor Celebration at the Warren County Government Center.



- On behalf of the Waynesville Officers, I would like to thank the Bowersox and Smith families for providing snacks and drinks for our officers during National Police Memorial Week.

- School Resource Officer Shannon Mermann led the Senior Day Parade on May 12th at 6 pm. In addition, on May 15th, Officer Mermann cooked (smoked meat) for the school staff.



- I want to remind the public that the Village-wide garage sales will be held from Thursday, June 18th, to Sunday, June 21st. No garage sale permits are required for these dates.
- I have included a flyer for the Annual Warren County Veterans Appreciation Picnic. The event will take place on August 9th from 1 pm to 4 pm at Rolling Meadows Ranch, located at 421 North Waynesville Road in Lebanon, Ohio. There will be free food and entertainment for veterans and their families.

CALLS FOR SERVICE

From Date: 04/01/2026 12:00:00am

To Date: 04/30/2026 11:59:59pm

Type Description	Count
911 Hangup / Silent	7
Alarm	8
Animal Complaint	1
Business Check	51
Citizen Assist	4
Criminal Damaging - Past	1
Criminal Warrant Service	3
Directed Patrol	1
Disorderly Conduct/Intox. Subject	1
Domestic Violence	1
Escort	3
Extra Patrol	277
Fire Call	4
Follow Up Investigation	11
Juvenile Complaint	1
Medical	30
Mental Disorder	1
Missing Person/Runaway	1
Parking Complaint	1
Phone Call	15
Road Hazard/Disabled Vehicle	8
Shots Fired	2
Solicitor Complaint	2
Special Detail	19
Suspicious Cir/Per/Veh - Past	2
Suspicious Person	3
Suspicious Vehicle	3
Theft - Past	5
Traffic Crash	6
Traffic Crash w/ Injuries	2
Traffic Offense	2
Traffic Stop	61
Vacation House Check	1
Well Being Check	4
TOTAL	542

Monthly Mayor's Court Report

WAYNESVILLE MAYOR'S COURT
Cash Flow for April 2026

Page : 1
Report Date : 05/04/2026
Report Time : 10:02:36

	Current Period	Year-To-Date	Last Year-to-Date
City Revenue From:			
Court Costs			
Computer Fund	\$469.00	\$1,738.00	\$1,611.00
Local Costs	\$2,039.00	\$7,361.00	\$6,976.00
Additional Costs	\$0.00	\$0.00	\$78.00
Fines			
Overpayment / Adjustment	\$0.00	\$0.00	\$0.00
City Revenue From Fines	\$7,065.00	\$29,205.60	\$18,737.90
Fees			
Fees	\$150.00	\$900.00	\$545.00
Miscellaneous/Other			
Miscellaneous/Other	\$-14.90	\$-14.90	\$-132.56
Bond Forfeits			
Bond Forfeits	\$0.00	\$0.00	\$0.00
Miscellaneous/Other			
Bond Administration Fees	\$0.00	\$0.00	\$0.00
Total to City:	\$9,708.10	\$39,189.70	\$27,815.34
State Revenue From:			
Court Costs			
Victims of Crime	\$477.00	\$1,746.00	\$1,584.00
Drug Law Enforcement Fund	\$185.50	\$651.00	\$584.50
Indigent Defense Support Fund (Costs)	\$1,370.00	\$4,925.00	\$4,405.00
Total to State:	\$2,032.50	\$7,322.00	\$6,573.50
Other Revenue From:			
Court Costs			
Indigent Driver ALC Treatment Fund	\$79.50	\$279.00	\$250.50
Restitution			
Restitution	\$500.00	\$500.00	\$155.00
Total to Other:	\$579.50	\$779.00	\$405.50
TOTAL REVENUE *	\$12,320.10	\$47,290.70	\$34,794.34
*Includes credit card receipts of	\$3,300.00	\$14,060.00	\$14,106.00

END OF REPORT



WARREN COUNTY VETERANS APPRECIATION PICNIC

Join us Sunday, August 9th 1-4 at
Rolling Meadows Ranch
421 North Waynesville Rd. Lebanon Oh.
Open to Warren County Veterans and their families.
Food and entertainment provided.



STEPHANIE ANN GOFF, P.E., P.S. GREENE COUNTY ENGINEER

615 Dayton-Xenia Road
Xenia, Ohio 45385-2697
Office (937) 562-7500
Fax (937) 562-7510

Road Construction Update

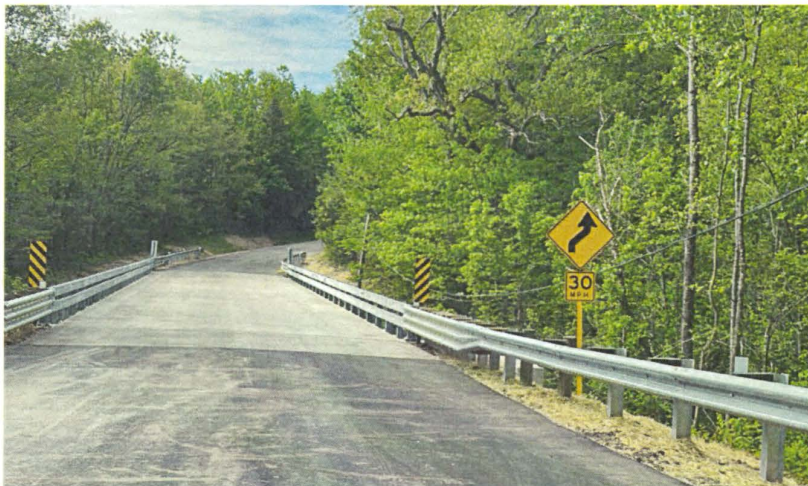
For Immediate Release: May 8, 2026

Old Stage Road Bridge Open After Bridge Superstructure Replacement

The Greene County Engineer's Office announces Old Stage Road (Spring Valley Township Road) between Mt Holly Road and Sears Road is re-open to traffic with the completion of the bridge superstructure replacement.

This bridge project consisted of the replacement of the truss (superstructure) with a 140-foot galvanized steel plate girder with a composite concrete deck. The bridge project was completed by Eagle Bridge Company of Sidney, Ohio and received funding for engineering and construction through the County Engineer Bridge Formula Program.

Old Stage Road bridge had been closed since 2015. The Spring Valley Township Trustees and Spring Valley Fire Department expressed their strong support of the replacement of the bridges as the continued closure of this bridge had created challenges for their residents, emergency responders, school transportation, and their township road maintenance crew. With the bridge re-open, it restores this critical connection that significantly improves safety, and efficiency.



Greene County Engineer Road Construction Information:

For more information on Greene County Engineer road construction, visit:

- Greene County Engineer website at: <https://www.greenecountyohio.gov/Engineer>
- Social Media facebook page at: [@GreeneCountyEngineer](https://www.facebook.com/GreeneCountyEngineer)
- Greene County Sheriff's Office app: Search "Greene County Sheriff OH" in the apple app store or google play.

Download our app today!
Search: Greene County Sheriff OH



Finance Director Report May 18, 2026

- The month of April has been reconciled, and reports have been provided for review.
- The 2027 budget has been completed and presented with Ordinance 2026-022. We will review this at the Finance Committee meeting.
- I met with Peoples Bank and have provided the proposal to the Finance Committee for discussion at the meeting.
- Chief Copeland and I have been collecting quotes for the Village's commercial electric accounts with AES. Our current contract expires at the end of May. We would like to discuss this at the Finance Committee meeting and amend the agenda to include an ordinance authorizing the Village Manager to enter into an agreement. I have provided the quotes and will have one more to consider on Monday. The main question is whether to lock in a 12-month rate, based on the belief that prices will go down, or to secure the lowest rate for a longer period.
- The Village purchased a 2-year CD with the Bank of America with a 4% interest rate.
- Below is how I have the Historic Preservation Board members:

Council Rep	Connie Miller
Planning Com. Rep	David Nation
Business Community Rep	Vacant
Historical Society Rep	Amanda Garrett
District Resident	Brian Blankenship

Thank You,

Jamie Morley
Finance Director/Clerk of Council

ORDINANCE NO. 2026-021

AN ORDINANCE ADOPTING CHAPTER 115 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF WAYNESVILLE, OHIO, ESTABLISHING A RENTAL DWELLING REGISTRATION PROGRAM; PROVIDING FOR REGISTRATION FEES, OWNER AND AGENT DISCLOSURE, AND ENFORCEMENT

WHEREAS, the Village of Waynesville ("Village") is a municipal corporation organized and existing under the laws of the State of Ohio, with all powers of local self-government as set forth in Article XVIII of the Ohio Constitution and Ohio Revised Code ("ORC") Chapter 735 et seq.; and

WHEREAS, ORC § 731.231 authorizes municipal corporations to make such regulations as are necessary for the health, safety, and general welfare of their inhabitants; and

WHEREAS, ORC Chapter 5323 requires owners of residential rental property containing one to four dwelling units to file with the county auditor the name and address of the owner and a designated agent for service of process, thereby reflecting the General Assembly's determination that identification of responsible parties for rental housing serves a legitimate public interest; and

WHEREAS, the Village Council finds that the registration of rental dwelling units within the Village, patterned upon the county auditor disclosure model of ORC Chapter 5323, serves a legitimate governmental interest in identifying responsible parties, facilitating service of legal process and notices, and preserving the ability of the Village to enforce applicable codes and ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Waynesville, Ohio, _____ members elected thereto concurring follows:

SECTION 1. ADOPTION OF CHAPTER _____.

Chapter 115 of the Codified Ordinances of the Village of Waynesville is hereby created and shall read as follows:

**CHAPTER 115
RENTAL DWELLING REGISTRATION**

ARTICLE I. GENERAL PROVISIONS

§ .01 Purpose and Authority.

(A) The purpose of this Chapter is to establish a rental dwelling registration program for the Village that identifies the owners of, and agents responsible for, rental dwelling units within the Village; facilitates service of legal process and official notices; and supports the Village's ability to enforce applicable codes, ordinances, and laws. This Chapter does not establish a mandatory inspection program and shall not be construed to authorize inspections of the interior of any dwelling unit except as otherwise authorized by law.

(B) This Chapter is enacted pursuant to the authority vested in the Village by Article XVIII, Section 3 of the Ohio Constitution; ORC §§ 715.26, 731.231, and 737.01; and is patterned upon, and intended to complement, the owner-disclosure requirements of ORC Chapter 5323.

§ .02 Scope and Applicability.

(A) This Chapter shall apply to all rental dwelling units located within the corporate limits of the Village that are rented, leased, or offered for occupancy in exchange for consideration, including but not limited to:

- (1) Single-family dwelling units rented in whole;
- (2) Individual units within multi-family dwelling structures;
- (3) Accessory dwelling units rented separately from the principal structure; and
- (4) Dwelling units offered for short-term rental occupancy through any platform or means pursuant to Chapter 114 of this Codified Ordinances.

(B) This Chapter shall not apply to:

- (1) Owner-occupied dwellings in which the owner occupies the structure as their primary residence and rents no more than two (2) rooms within the same dwelling unit to no more than two (2) roomers;
- (2) Licensed residential care or treatment facilities regulated by the Ohio Department of Health under ORC Chapter 3721;
- (3) Hotels, motels, and transient lodging facilities licensed under ORC Chapter 3731;
- (4) Dormitories owned and operated by a state-accredited educational institution; or
- (5) Such other categories as the Village Council may exempt by resolution upon a finding that such exemption is consistent with the purposes of this Chapter.

§ .03 Definitions.

As used in this Chapter, unless the context otherwise requires:

"Authorized Agent" means a natural person, eighteen (18) years of age or older, who maintains a residence or business address within fifty (50) miles of the Village and is

designated in writing by the Owner to receive notices, accept service of process, and serve as the responsible contact for a rental dwelling unit. An Authorized Agent may be a property manager, attorney, or other representative of the Owner.

"Dwelling Unit" means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, as defined in the Ohio Residential Code, OAC Chapter 4101:8.

"Owner" means every person, firm, partnership, limited liability company, corporation, trust, estate, or other legal entity having a legal or equitable interest in a rental dwelling unit, including a vendee in possession under a land installment contract as defined in ORC § 5313.01. Where a rental dwelling unit is owned by more than one person or entity, each co-owner shall be jointly and severally obligated under this Chapter, but a single registration filed by one co-owner or an Authorized Agent shall satisfy the registration obligation for all co-owners.

"Registrant" means the Owner or Authorized Agent who executes and submits a registration application under this Chapter.

"Registration Certificate" means the acknowledgment issued by the Village Fiscal Officer upon completion of a valid registration and payment of applicable fees, evidencing that the Owner has satisfied the registration requirements of this Chapter for the applicable registration year.

"Rental Dwelling Unit" means any dwelling unit within the Village that is rented, leased, let, or offered for occupancy for consideration, whether on a short-term or long-term basis.

"Village" means the Village of Waynesville, County of Warren, Ohio.

"Village Fiscal Officer" means the duly appointed Finance Director of the Village or such other Village official as the Village Manager may designate to administer this Chapter.

ARTICLE II. REGISTRATION REQUIREMENTS

§ .04 Registration Required.

(A) No Owner shall rent, lease, let, or knowingly permit the occupancy for consideration of any rental dwelling unit within the Village without first obtaining a Registration Certificate pursuant to this Chapter.

(B) A separate registration is required for each parcel of real property containing one or more rental dwelling units. Where a single parcel contains multiple rental dwelling units, all units on that parcel shall be registered on a single application, with the applicable fee assessed per unit.

(C) A Registration Certificate is personal to the Owner and is not transferable. Upon the conveyance, transfer, or other change in ownership of a rental dwelling unit, the new Owner shall apply for a new Registration Certificate within sixty (60) days following the date of recorded transfer of title. The obligation to register under this subsection applies regardless of whether the new Owner intends to continue using the property as a rental dwelling.

(D) Registration Certificates shall be renewed annually. Renewal applications shall be submitted, and the applicable fee paid, on or before January 1 of each calendar year, or such other date as the Village Council may establish by resolution.

§ .05 Application; Required Disclosures.

(A) Application for a Registration Certificate shall be made to the Village Fiscal Officer on a form prescribed by the Village and shall include, at a minimum, the following information:

- (1) The street address and permanent parcel identification number of the rental property as assigned by the County Auditor;
- (2) The total number of rental dwelling units located on the parcel;
- (3) The full legal name of the Owner; if the Owner is an entity, the name of the entity as registered with the Ohio Secretary of State, together with the entity's state of formation and registration number;
- (4) The Owner's mailing address, which shall be a street address (not a post office box), telephone number, and, if available, electronic mail address;
- (5) If the Owner is a legal entity, the full name, title, mailing address, and telephone number of a natural person authorized to accept service of legal process on behalf of the entity, consistent with ORC § 1701.07 or the applicable equivalent for the entity type;
- (6) The full name, mailing address, telephone number, and, if available, electronic mail address of any Authorized Agent designated by the Owner; and
- (7) Certification by the Registrant, under penalty of falsification pursuant to ORC § 2921.13, that all information provided is true, accurate, and complete to the best of the Registrant's knowledge.

(B) An Owner who has filed the disclosure required by ORC § 5323.02 with the County Auditor for the same property and the same registration year may satisfy the requirement of subsection (A)(3) through (A)(5) of this section by attaching a copy of such filing to the Village registration application, provided that any information therein that differs from the information required by this Chapter shall be supplemented accordingly.

(C) The Owner shall notify the Village Fiscal Officer in writing of any change in the information required by subsection (A) within thirty (30) days of such change. Notification of a change in ownership shall be made as provided in § 115.04(C).

(D) The Owner shall keep a copy of the Registration Certificate on file for the registered property and shall make it available to Village officials upon request. For multi-unit structures, a copy shall be posted in a common area accessible to tenants.

§ .06 Registration Fees.

(A) The Village Council shall establish, by resolution, a schedule of annual registration fees. Fees shall be set at a level reasonably calculated to offset the administrative costs of the registration program. In the absence of a fee schedule established by resolution, the following initial fee schedule shall apply:

- (1) Single-family rental dwelling (one unit): Twenty-five dollars (\$25.00) per year;
- (2) Two-family rental dwelling (two units): Thirty-five dollars (\$35.00) per year;
- (3) Multi-family structure (three to ten units): Fifteen dollars (\$15.00) per unit per year;
- (4) Multi-family structure (eleven or more units): Ten dollars (\$10.00) per unit per year.

(B) Fees shall be paid in full at the time of initial application and each annual renewal. Applications submitted after the applicable deadline shall be subject to a late registration fee of twenty-five dollars (\$25.00) per month, or fraction thereof, in addition to the applicable annual fee, commencing on the first day following the registration deadline.

(C) All fees collected under this Chapter shall be deposited into the Village General Fund or a dedicated administrative account as the Village Council may direct and shall first be used to offset the costs of administering the registration program.

(D) No registration fee shall be required of a federal, state, or local governmental agency or of a nonprofit corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code that owns and operates rental housing under a government-assisted affordable housing program; provided, however, that all other registration and disclosure requirements of this Chapter shall apply to such owners.

ARTICLE III. ENFORCEMENT AND PENALTIES

§ .07 Violations.

Each of the following shall constitute a separate violation of this Chapter:

- (A) Renting, leasing, or permitting occupancy for consideration of a rental dwelling unit without a currently valid Registration Certificate;
- (B) Providing false, incomplete, or materially misleading information on a registration application or renewal;
- (C) Failing to notify the Village of a change in required registration information within the time specified in § 115.05(C); or
- (D) Any other act or omission that violates the express requirements of this Chapter.

§ .08 Penalties.

(A) Any Owner who violates any provision of this Chapter shall be guilty of a minor misdemeanor for a first offense, as defined in ORC § 2929.28. Each subsequent offense within a two-year period shall constitute a misdemeanor of the fourth degree, as defined in ORC § 2929.24.

(B) Each day on which a violation continues shall constitute a separate offense.

(C) In addition to or in lieu of criminal prosecution, the Village may pursue civil enforcement through:

- (1) Institution of a civil action in a court of competent jurisdiction for injunctive relief, a writ of mandamus, or other appropriate equitable remedy pursuant to ORC § 715.26; or
- (2) Certification of unpaid registration fees or late fees as a special assessment and lien upon the real property in accordance with ORC § 731.54, following written notice to the Owner and a thirty (30) day cure period.

(D) The assessment of a penalty or the initiation of enforcement proceedings shall not relieve the Owner of the obligation to register, pay all fees owed, or comply with any other requirement of this Chapter.

ARTICLE IV. ADMINISTRATION

§ .09 Administering Authority.

The Village Fiscal Officer, or such other Village official as the Village Manager may designate, shall administer the registration program established by this Chapter. The administering authority is authorized to prescribe and revise application forms, establish administrative procedures consistent with this Chapter, and coordinate with the County Auditor's office to facilitate cross-referencing of registrations filed under ORC § 5323.02.

§ .10 Rules and Regulations.

The Village Manager is authorized to promulgate administrative rules and procedures necessary to implement this Chapter, including application forms, processing procedures, and fee payment methods, provided that such rules shall be consistent with this Chapter and applicable Ohio law. Such rules shall be made available to the public on the Village's official website and at the Village offices.

§ .11 Phase-In for Existing Rental Units.

Owners of rental dwelling units in existence and occupied as of the effective date of this Ordinance shall apply for registration and pay the applicable fee within ninety (90) days of the effective date. No late fee or penalty shall be assessed during such ninety-day phase-in period, provided that registration is completed and the fee is paid within that period. Units registered during the phase-in period shall be subject to annual renewal on the schedule established pursuant to § 115.04(D).

§ .12 Public Records; Confidentiality.

(A) Registration information collected under this Chapter is subject to the Ohio Public Records Act, ORC § 149.43. Information constituting a public record under ORC § 149.011(G) shall be available for public inspection and copying upon request, except as otherwise provided by law.

(B) The Village shall not use registration information for any purpose other than the administration and enforcement of this Chapter and other applicable Village ordinances, and shall not disclose personal information of tenants or occupants, if any, obtained in the course of administering this Chapter, except as required by law or compelled by a court of competent jurisdiction.

SECTION 2. CODIFICATION.

The Clerk of Council is hereby authorized and directed to submit this Ordinance to the Village's codifier for inclusion in the Codified Ordinances of the Village of Waynesville.

SECTION 3. SEVERABILITY.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 4. CONFLICT WITH EXISTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED by the Village Council of the Village of Waynesville, Ohio, this _____ day of _____, 2026.

Mayor

ATTEST:

Clerk of Council

RESOLUTION NO. 2026-022

A RESOLUTION APPROVING THE 2027 ANNUAL TAX BUDGET FOR THE VILLAGE OF WAYNESVILLE

WHEREAS, pursuant to the Ohio Revised Code and the Charter of the Village of Waynesville, the Village Council of the Village of Waynesville is required to prepare and file an annual budget; and

WHEREAS, pursuant to the Charter of the Village of Waynesville, the Village Manager has worked with the Finance Director of the Village of Waynesville in preparing a proposed tax budget for 2025; and

WHEREAS, pursuant to the Ohio Revised Code, the annual budget must be filed with the Warren County Auditor on or before July 20, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Waynesville, _____ members elected thereto concurring:

Section 1. That the Village Council of the Village of Waynesville approves and adopts the 2026 Tax Budget for the Village of Waynesville, the full text of which is attached hereto and marked as Exhibit "A."

Section 2. That the Finance Director of the Village of Waynesville shall file a certified copy of the 2027 Tax Budget with the Auditor of Warren County, Ohio, on or before July 20, 2026.

Section 3. That this Resolution is sponsored by the Finance Committee. The Finance Committee, in making this recommendation, has reviewed the work of the Village Manager and the Finance Director, and has provided its input in making this 2027 final Tax Budget recommendation.

Section 4. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Adopted this _____ day of _____, 2026.

Attest: _____
Clerk of Council

Mayor

RESOLUTION NO. 2026-023

A RESOLUTION AMENDING THE APPROPRIATIONS FOR THE VILLAGE OF WAYNESVILLE FOR CALENDAR YEAR 2026 (AMENDMENT NO. 3) AND DECLARING AN EMERGENCY

WHEREAS, the Village Council of the Village of Waynesville previously passed an appropriation Resolution for calendar year 2026; and

WHEREAS, the Village Finance Director has recommended to the Village Council that there be an amendment to the appropriation Resolution to be in full compliance with the Ohio Revised Code.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Waynesville, _____ members elected thereto concurring:

Section 1. That the appropriations for the Village of Waynesville are hereby amended as set forth in Exhibit "A" which is attached hereto and incorporated into this Resolution.

Section 2. That the amendments are the recommendation of the Finance Director.

Section 3. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall be effective immediately upon its passage. The reason for said declaration of emergency is the need to amend the Appropriations at the earliest possible date.

Adopted this _____ day of _____, 2026.

Attest: _____
Clerk of Council

Mayor

RESOLUTION NO. 2026-023

Increase Appropriation Amount			
FUND	DESCRIPTION	CURRENT AMOUNT	AMOUNT TO INCREASE
1000	Land and Land Improvements (1000-730-510-0000)	\$2,386,300.00	\$450,000.00

ORDINANCE 2026-025

AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT FOR ELECTRIC GENERATION SUPPLY WITH A COMPETITIVE RETAIL ELECTRIC SERVICE PROVIDER AND DECLARING AN EMERGENCY

WHEREAS, the Village of Waynesville has previously participated in an electric generation supply agreement for the provision of electric generation and transmission supply services; and

WHEREAS, in accordance with the Public Utilities Commission of Ohio rules and regulations, the Village has the opportunity to maximize savings on the generation and transmission portion of their electric service costs through the selection of a competitive retail electric service provider; and

WHEREAS, the Village now desires to seek competitive pricing for a new electric generation and transmission supply service agreement (“Agreement”) for municipal accounts; and

WHEREAS, after reviewing proposals, the Village has determined that _____ has submitted the best proposal.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Waynesville, _____ members elected thereto concurring:

Section 1. That the Village Manager is hereby authorized to execute an Ohio Electricity Supply Agreement with _____, substantially in the form of that attached hereto as Exhibit “A” and incorporated herein by reference.

Section 2. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and general welfare and shall be effective immediately upon its adoption. The reason for said declaration of emergency is the need to authorize the agreement prior to the expiration of the proposal price.

Adopted this _____ day of _____, 2026.

Attest: _____
Clerk of Council

Mayor