



COUNCIL AGENDA

Monday, August 3, 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, July 20, 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
 - Christmas decorations for Main Street – see attached quotes
- 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:

Legislation:

Reading of Ordinances and Resolutions:

First Reading of Ordinances and Resolutions:

None

Second Reading of Ordinances and Resolutions:

ORDINANCE NO. 2026-032

AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS AND ESTABLISHING PEOPLE'S BANK AS A DEPOSITORY FOR ACTIVE AND INTERIM/INACTIVE FUNDS

Tabled:

None

IX. Executive Session

X. Adjournment

Next Regular Council Meeting:

August 3, 2026, at 7:00 pm

Upcoming Meetings and Events:

~~Public Works Committee, August 3rd, 2026 @ 6:00 p.m. - Cancelled~~
Finance Committee, August 17th, 2026 @ 6:00 p.m.
Public Works Committee, September 8th, 2026 @ 6:00 p.m.

**Village of Waynesville
Council Meeting Minutes
July 20th, 2026 at 7:00 pm**

DRAFT

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

Village Staff Present: Hanna Puthoff, Law Director; Chief Gary Copeland, Village Manager and Safety Director; Jamie Morley, Finance Director and Clerk of Council

CLERK'S NOTE- *This is a summary of the Village Council Meeting held on Monday, July 20th, 2026.*

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

Roll Call – 6 present

Mayor Isaacs motioned to excuse Mr. Colvin from tonight's meeting, and Mr. Gallagher seconded the motion.

Motion – Isaacs
Second – Gallagher

Roll Call – 6 yeas

Mayor Acknowledgements

Mayor Isaacs noted that everything in the Village looks good and that he is looking forward to the new stoplight being installed at Route 42 and North Street at the end of July.

Disposition of Previous Minutes

Mrs. Miller made a motion to approve the minutes for the Council meeting on July 6, 2026 as written, and Mr. Powell seconded the motion.

Motion – Miller
Second – Powell

Roll Call – 6 yeas

.....

Public Recognition/Visitors' Comments

None.

.....

Old Business

None

.....

Reports

Finance

The Finance Committee meeting scheduled for tonight has been canceled. The next meeting will be on August 17th. The public is invited to attend.

Public Works Report

The Public Works Committee meeting scheduled for August 3, 2026, at 6:00 p.m. has been canceled. The next meeting will be on September 8th. The public is encouraged to attend.

Special Committee Reports

Waynesville Revitalization Partnership (WRP) will meet on August 11th from 12:00 to 3:00 p.m. Ohio Heritage will deliver their assessment from the DART visit.

Village Manager Report

- Chief Copeland informed Council that Well 10 is operational but not producing enough GPM. A larger impeller has been ordered. If this does not work, they may need to use a larger-horsepower motor.
- The OPWC PY 40 project for Fifth and Sixth Street was advertised on July 10th, and bids will be opened on July 30th.
- The application for the OPWC PY 41 project for new waterlines and repaving. Old 73 is due September 4th.
- The Water Department performed an in-house repair of a water main break at 349 N Main Street.
- Chief Copeland and Jeff Forbes met with Kurt Weber from the Map Room and Bruce McGerry to discuss the recording of a portion of Fourth Street and the Alleyway between Main Street and Third Street.

- Chief Copeland stated that a Council member had been contacted by a member of the American Legion to extend the DORA district to include the Legion. He requested Council's input on this.
- Chief Copeland stated that the 4th of July activities were a huge success and that he was happy to see Council participate in the festivities. 25 bicycle helmets donated by Dayton Children's Hospital were distributed to children in the community.
- The Street Department used the new skid loader with the broom to clean up all the candy after the parade. It did a great job of picking up the leftover candy.
- Addison Builders are very interested in developing the Lemay property with 125 homes. However, they have faced backlash from Warren County Water and Sewer, which claims it lacks the sewer capacity to accommodate the growth. Chief Copeland suggested that Council may need to speak with the Commissioners to explore upgrading the sewer plant to avoid inhibiting progress.

Police Report

- Ron Kilburn has resigned as Code Compliance Officer. Reserve Officer, Jeff Little, has been hired as the new Code Compliance Officer. Ordinance 2026-030 will approve the new rates and ranges for this position.
- Sgt. Denlinger attended Sirens and Sundaes as a representative of the Waynesville Police Department.

At this time, Council discussed what needed to be done to determine how to address Warren County's need to upgrade the Sewer Plant to accommodate additional growth. Chief Copeland expressed concern that this would inhibit the development of the PID district, which would bring businesses into the Village. It was decided to have Mr. Forbes look into this and determine whether the Village can take any action.

Financial Director Report

- The month of June has been reconciled, and the reports have been provided for review.
- There is an ordinance on tonight's agenda to amend the 2026 appropriations to account for the unexpected 71% increase in employee health insurance costs and the doubling of electricity costs.

Mr. Gallagher expressed surprise at the cost of health insurance and asked whether this was correct. Ms. Morley stated that the Village's portion of employee health care increased from about \$12,000 per month to over \$21,000 per month. She stated she had padded the appropriations for an increase but did not anticipate such a large increase.

Law Report

- Ms. Puthoff stated she will ask Mr. Forbes to investigate the Warren County sewer capacity issue and determine whether there is anything the Village can do to prevent it from inhibiting growth.

New Business

Mrs. Miller moved to accept Mr. Blankenship's resignation from the Historic Preservation Board, and Mr. Gallagher seconded the motion.

Motion – Miller

Second – Gallagher

Roll Call – 6 yeas

Mr. Lauffer moved to appoint Amanda Garrett to the Historic Preservation Board, and Mr. Gallagher seconded the motion.

Motion – Lauffer

Second – Gallagher

Roll Call – 6 yeas

Mrs. Miller thanked Mr. Blankenship for his service and noted that he remains willing to help in any way he can. She also stated that Ms. Garrett has previously been on the HPB, but did not meet the criteria as laid out in the Charter. Ms. Garrett has since joined the Waynesville Historical Society and will fill this slot.

At this time, Mr. Powell stated that he had been contacted by a member of the American Legion regarding the extension of the DORA District. He stated that he had asked the member to attend the Council meeting, but the member was unable to do so. It was unclear whether they wanted their own DORA District or to go down Main Street to connect with the current DORA District. Chief Copeland stated that this would require research, as the American Legion is a private club and different rules may apply to a DORA District. They would also need to get their own cup. It was determined that a representative from the Legion would need to attend a meeting to explain exactly what they are asking and answer questions. Mrs. Miller pointed out that the DORA ends at 9:00 p.m., and Legion events tend to run later than that. Mr. Nation asked whether there have been any issues with the DORA District and at the Legion. Chief Copeland stated that he has not had any calls for service concerning DORA, but there have been several calls for the Legion. He also stated that he was nervous about individuals walking down the street to downtown, passing by private residents and the church. Mr. Nation stated that a representative needed to be in attendance to answer questions so that what they are asking for could be determined.

Legislation

First Reading of Ordinances and Resolutions

Ordinance No. 2026-030

An Ordinance Establishing Certain Positions and Amending the Base Pay Rates and Ranges of Village of Waynesville Employees and Declaring an Emergency

Mrs. Miller motioned to waive the first reading rule of Ordinance 2026-030, and Mr. Gallagher seconded the motion.

Motion – Miller
Second – Gallagher

Roll Call – 6 yeas

Mr. Lauffer motioned to adopt Ordinance 2026-030 as an emergency, and Mr. Gallagher seconded the motion.

Motion – Lauffer
Second – Gallagher

Roll Call – 6 yeas

Resolution No. 2026-031

A Resolution Amending the Appropriations for the Village of Waynesville for Calendar Year 2026 (Amendment No. 3) and Declaring an Emergency

Mr. Powell motioned to waive the first reading rule of Resolution 2026-031, and Mr. Lauffer seconded the motion.

Motion – Powell
Second – Lauffer

Roll Call – 6 yeas

Mr. Gallagher motioned to adopt Resolution 2026-031 as an emergency, and Mrs. Miller seconded the motion.

Motion – Gallagher
Second – Miller

Roll Call – 6 yeas

Ordinance No. 2026-032

Authorizing The Village Manager to Enter into a Memorandum of Agreement for Deposit of Public Funds and Establishing People's Bank as a Depository for Active and Interim/Inactive Funds

Mrs. Miller motioned to have the first reading of Ordinance 2026-032, and Mr. Gallagher seconded the motion.

Motion – Miller
Second – Gallagher

Roll Call – 6 yeas

Second Reading of Ordinances and Resolutions

Ordinance 2026-028

A Resolution Authorizing the Village Manager to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required along with Authorizing the Village Manager to Enter a Cooperative Agreement with Wayne Township Related to the Old State Route 73 Water Main Replacement and Street Resurfacing Project

Mr. Gallagher motioned to adopt Ordinance 2026-028, and Mr. Nation seconded the motion.

Motion – Gallagher

Second – Nation

Roll Call – 6 yeas

Tabled Ordinances and Resolutions

None

Executive Session

None

All were in favor of adjourning at 7:47 p.m.

Date: _____

Jamie Morley, Clerk of Council

Village of Waynesville Proposal

Downtown Christmas Decorations

Cost Comparison

Option 1: Light N Up Ohio (Turnkey Program)

First-Year Cost: \$13,500

Includes:

- 43 commercial-grade 24" warm white LED pre-lit wreaths
- 44 commercial-grade 9' warm white LED pre-lit garlands
- 43 commercial red and gold canvas bows
- Professional installation

Important: The Village owns all decorations purchased through this program. Light N Up Ohio installs, removes, stores, and maintains the decorations each year.

Annual Cost Beginning Year Two: \$7,500

Includes:

- Installation
- Removal
- Storage
- Maintenance

Option 2: Village Purchase and Volunteer Installation

Item	Cost
43 Commercial LED Wreaths	\$2,902.50
44 Commercial LED Garlands	\$6,556.00
43 Commercial Canvas Bows	\$1,287.85
Estimated Material Cost	\$10,746.35

Additional costs may include:

- Shipping
- Mounting hardware

- Storage
 - Maintenance and repairs
-

Cost Comparison

Option	Cost
Village Purchase (materials only)	\$10,746.35+
Light N Up Ohio (materials + installation)	\$13,500.00

Difference: Approximately **\$2,754**

Additional Information

A second commercial holiday lighting company, The Dayton Christmas Light Company, was contacted and provided a verbal estimate of approximately **\$21,000** for a similar project. A written proposal has not yet been received.

Considerations

Village Purchase

- Lower upfront cost.
- Village responsible for installation, removal, storage, maintenance, and repairs.
- Continues reliance on volunteers for installation.
- No Annual Fee.

Light N Up Ohio

- Village owns all decorations.
 - Professional installation by a local Waynesville company.
 - Annual installation, removal, storage, and maintenance included.
 - Provides a sustainable long-term solution that is not dependent on volunteer availability.
 - Reduces potential liability associated with volunteer installation.
 - Annual Fee of \$7,500
-

Recommendation

The first-year cost difference is approximately **\$2,754**, before considering shipping and other incidental costs. For that additional investment, the Village receives professional installation while still retaining ownership of all decorations.

Although the Village has been fortunate to have dedicated volunteers assist with decorating, a professionally managed program provides a more sustainable long-term approach. It reduces reliance on volunteers, minimizes liability associated with installation, and ensures a consistent holiday display each year. Additionally, Light N Up Ohio is a local Waynesville business, and its proposal is significantly lower than the other (verbal) commercial estimate.

Light'N Up Ohio LLC

8604 Lytle Ferry Road
Waynesville, Ohio 45068
Phone: 937-800-BULB (2852) TEXT ONLY: 937-858-1747
lightnupohio@gmail.com | www.lightnupohio.com



RECIPIENT:

Village of Waynesville

1400 Lytle Road
Waynesville, Ohio 45068

Quote #2440

Sent on Jul 16, 2026

Total \$13,500.00

Phone: 5138978010

Product/Service	Description	Total
Christmas Lights - Initial Installation - First Year - Wreaths/Garland	Includes all labor and materials for installation/removal/storage for year 1 -Install (1) 24" commercial grade warm white LED wreath with red/gold canvas bow on (43) light poles along main street -Install (1) 9ft commercial grade warm white LED garland on (43) light poles and (1) clock along main street *Includes Installation/Removal/Year Round Storage *Includes Full in-season maintenance and warranty on materials and workmanship	\$13,500.00
Christmas Lights - Recurring Annual Cost - Subsequent Years	Recurring annual cost for installation outlined above for year 2+ -Installation/Removal/Year Round Storage -Full in-season maintenance and warranty on materials and workmanship *This cost will change if more lights are added to the installation outlined above. If nothing is added, we guarantee this cost will stay the same year to year for 2 years. By approving this quote, this line item is not added to the above cost for first year installations, it is only shown on this quote so you know how much the annual cost will be. You do not have to select this line item to approve this quote.	Not included \$7,500.00

A deposit of \$6,750.00 is required for a spot on our schedule!

Subtotal	\$13,500.00
Non Tax (0.0%)	\$0.00
Total	\$13,500.00

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This quote is valid for 30 days.

By signing this quote, you agree to all terms and conditions in this document. Installation and removal of seasonal lights may require our personnel to access and climb on your roof and affix the lights to it. If any condition exists making that impractical, unadvisable or dangerous, it is your responsibility to advise of that condition, and you will remain fully liable in the event of any injury or damage to our equipment, materials or personnel.

Warranty:

For all seasonal installations, we provide a warranty for materials and workmanship as long as we install/remove/store the materials for the standard lifespan of the materials. We attempt to fix any material or workmanship issues within 36hrs of being notified of the issue. This warranty does not cover animal related damage, weather related damage, acts of God, vandalism and destruction, overgrown trees on house, or damage caused by someone other than our personnel. Once the lifespan(s) of materials have expired, our warranty will expire and we will recommend replacing materials.

*Stake lights are covered by our warranty for material failures. Damage beyond normal failures may not be covered. This includes damage done by vehicles, pedestrians, snow blowers, animals, etc.

Scheduling:

We schedule on a first come, first serve basis. If you have any specific scheduling requests, please let us know and we will do our best to accommodate you!

Social Media:

We may take photos showing our work on your property. We use these photos to promote our work to future clients. If you do not want your property shown in photos on social media and/or print materials, please let us know!

Deposits:

A 50% deposit is required for new customers to lock in a spot on our schedule. The remaining 50% balance will be due upon completion of installation, at the time of invoicing. Existing clients are invoiced for annual costs at the completion of installation. Accounts with open invoice balances over 30 days may not receive warranty service. These are assessed on a case by case basis.

Payments:

Full payment on your invoice is due upon receipt unless otherwise noted. You can pay online via credit card or mail a check to the address above. We reserve the right to keep materials for installations that are not fully paid for. We reserve the right to keep materials in our possession for accounts with open invoices over 30 days.

2% charges will be assessed to past due invoices for each month or part thereof any invoice remains unpaid. Any collections fees, including, but not limited to reasonable attorneys fees, may be assessed to delinquent accounts

General Information:

Our seasonal Christmas lighting schedule is extremely weather dependent. We work 7 days a week as needed during the lighting season. We start installing in early October and leave timers unplugged in the ON DUSK/DAWN position. You are welcome to plug them in when you prefer or change the settings as you desire. We begin removing lights in January, depending on weather. If you have a specific preference (IE: leave them up until February) please let us know.

Seasonal Materials:

We use brand new C9 bulbs on installed on custom cut, 12" spaced commercial grade wire built for your specific property. All C9 bulbs and Mini lights are LED for low power consumption and long life spans. These materials typically last 4-7 years in our climate. Once we notice any excessive wear, bulb dimming, wire disintegration, broken sockets, etc we will recommend replacing them as they will fall out of our warranty timeframe.

Purchase Info:

Unless you are choosing to lease your materials, all materials are billed in full the first year. Each subsequent year you will only be charged the annual recurring cost portion of the quote unless more is added to the installation. We store all materials at our facility year round when they are not installed. Materials are fully insured while in storage. Leases may not be available for every quote.

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Outline Info:

For outlines, we install small eyelets and hooks permanently to allow for consistency year to year. If this is an issue or concern, please let us know prior to approving quote.

Garland/Wreaths:

For garland and wreaths, we may install small eyelets and hooks permanently to allow for consistency year to year. If this is an issue or concern, please let us know prior to approving quote.

Disclaimer:

(a) YOU EXPRESSLY AGREE THAT WE ARE NOT LIABLE TO YOU OR YOUR HEIRS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING DAMAGES RESULTING FROM LOSS OF USE, LOSS OF PROFITS, INTERRUPTION OR LOSS OF BUSINESS, LOST GOODWILL, LOST REVENUE AND LOST OPPORTUNITY) ARISING OUT OF ANY OF THE TERMS OR CONDITIONS OF THIS AGREEMENT OR WITH RESPECT TO ITS PERFORMANCE HEREUNDER AND ANY LIABILITY WILL NOT EXCEED THE AMOUNT YOU PAID FOR SERVICES HEREUNDER IN THE PRIOR TWELVE MONTHS. The foregoing limitation of liability and exclusion of damages shall apply (1) even if we had or should have had knowledge, actual or constructive, of the possibility of such damages, (2) whether a claim is based on breach of contract, breach of warranty, tort (including negligence), product liability, strict liability or otherwise, and (3) notwithstanding any failure of essential purpose of any limited remedy herein.

For more information on any of the products we use, our installation methods, scheduling preferences, etc please contact us at lightnupohio@gmail.com!

TRIMLIGHT/LANDSCAPE LIGHT INSTALLATIONS: (unless otherwise specified)

-Lifetime product warranty

-3 year labor and workmanship warranty

For more detailed product information or terms please email us at lightnupohio@gmail.com!

Signature: _____ Date: _____

Council Report

August 3, 2026

Chief Copeland

Manager

- The deadline for submitting bids for the waterline, stormwater, and repaving project for Fifth and Sixth Streets was 10 a.m. on July 30th. We received two bids for the project: one from Ford Development for \$1,617,157.00 and another from Smith & Brown Contractors, Inc. for \$1,961,018.00. Both contractors included their bond information with their bids. Choice One will review the bids to ensure they meet the specifications and will provide feedback soon.
- On Tuesday, July 28th, there was a serious accident at the intersection of SR 42 and SR 73 that required assistance from the Village Police Department and the Maintenance Department. The incident involved a hazardous materials (hazmat) spill that posed a potential risk of contamination to the Little Miami River. Village staff collaborated with the Wayne Township Fire Department to contain the spill and manage traffic control. Chief Beckett and I are coordinating with the Greater Cincinnati HazMat team and the Ohio Environmental Protection Agency (EPA) to submit a reimbursement claim for the staff, equipment, and materials utilized during this response. Brooke Matzen, Office Administrator of Greater Cincinnati HazMat, has received and is processing our reimbursement report.



- The new Impeller for Well #10 has been ordered and is scheduled to arrive and be installed next week. We will investigate the production of gallons per minute (GPM) to determine if a larger pump is needed.
- The Fourth Street waterline and repaving project is getting close to completion. They have run into several unexpected obstacles, but the finish line is in their sights. They are finishing the crosswalks and are currently scheduled to repave the street in the third week of August.



- I have spoken with the current owner of the empty lot located behind 137 S. Main Street. This site measures 87 feet by 53 feet and could serve as an effective overflow parking lot for the Village, complementing the potential public parking lot at 137 S. Main Street. The lot can accommodate over 20 vehicles. I will provide more information during the Public Works meeting on August 3rd.



- On July 24th, we received a check for \$532.58 related to the opioid class action lawsuit in which I included the Village.

- I spoke with Ryan Oeder, the Ohio Department of Transportation Manager for District 8. He informed me that the poles for the traffic lights at SR42 and North Street are scheduled to be delivered to Barrett Paving on Monday, August 3rd. The subcontracted electrical company, Miller Cable, is expected to install the poles within two weeks, weather permitting.
- I have been following the discussions between Jake Kozberg, the Vice President of Land Acquisition at Addison Properties, and representatives from Warren County Water and Sewer. They are currently negotiating with the owners of the LeMay property as a potential development site. I was informed that they will provide a Planned Unit Development (PUD) design drawing to the Village Council if they decide to move forward with the project. This plan will include the Planned Industrial Development (PID) section located off State Route 73. Addison Properties will work closely with the Village during the approval process for businesses within the PID. I will continue to keep the Council updated as more information becomes available. We will also schedule a meeting where Addison Properties can present their plans and proposals to the Council if the project continues to progress.
- The Maintenance Department has been using the hydrovac to clean out catch basins throughout the Village. This helps prevent clogged stormwater lines, keeps the streets clear, and could possibly prevent water from backing up in basements.



Police

- The month of July ends on a weekend; therefore, the reports for dispatched calls for service and the Mayor's Court for July will be presented at the Council meeting on August 17th.
- Code Compliance Officer Jeff Little has submitted a report on code enforcement for your review. We are working to create an easy-to-follow final product that helps us to stay on top of follow-up investigations. I have provided a copy of the new door hangers that we will be using. In addition, he will begin sending letters to violation recipients and vacant properties.
- We will use the new barricades on August 8th for the Second Saturday Street Faire event. The staff has been trained and has practiced setting them up and removing them.







Code Compliance Officer Report

August 3, 2026

148 North Fourth Street

7/21/26 - violations identified by complaint were high Shrubs and high weeds.

7/30/26 – Spoke with Chris Stingley (son of the mother who passed away), the executor of the estate. He will work on the property and get it prepared to sell.



7/21/26



7/30/26

225 Edwards.

7/30/26 – Contacted the resident about driveway clutter and high weeds.



07/21/26

237 South Main

7/21/26 – Violations identified, front vegetation not trimmed to four feet. High grass and weeds in the front and rear of the property.

7/28/26 – I left a door hanger notification of the violations.

7/29/26 – The door hanger was gone, and there was still no contact from the resident.

7/30/26 – Five contact visits with no one answering the door, and there is suspicion that the owner is present but not answering. Attempts were made by Chief Copeland and Lt Bledsoe with no avail.



7/21/26



7/21/26



7/21/26



7/21/26

897 Preston

7/23/26 - PODS trailer being used for outdoor storage for several months. I contacted the property owner, Heide Vandekemp. She stated that this is temporary storage of property after a fire forced her out of an apartment last year. I advised that the POD has to be off the property by 8/23/26, or she could be cited.



7/23/26



7/23/26

296 North Main Street

7/21/26 - Exterior of this rental needs to be prepped and repainted.

7/23/26- I contacted the owner, Sterling Gardner, by phone and advised him of the violations. He stated that he has planned to begin work in August with a contractor. He was given until mid-August to avoid citations.



7/21/26



7/21/26



7/21/26

83 South Third Street

7/21/26 - Large dead tree (approximately 3 to 4 stories high) in back yard. Also, front yard vegetation needs to be trimmed and/or thinned out.

07/30/26 - Progress made with the tree. The property owner is particularly thankful to Warren County Senior Citizens for their willingness to remove this tree. We are thankful as well, and will consider using them in the future to assist our senior citizen property owners.



07/21/26



7/21/26

864 Preston

7/21/26 - Garage missing siding, possibly from storm damage. Owner Kaeli Deters notified in person. They are working with insurance now and hope to have repairs underway in August.



7/21/26

292 Church Street

7/30/26 - Street Major repairs to roof from complaints registered in June. However, the rear of the rental has a large section of missing gutters and some missing soffit. There is also a dilapidated shed in the rear. Much of the yard area has very high grass and weeds.



7/30/26



7/30/26



7/30/26

1059 Brookfield

7/21/26 - Fence surrounding the swimming pool was partially blown down.

7/28/26 - Property owners reported that the fence was repaired over the weekend of July 25/26.



7/21/26



7/28/26

274 North Fourth Street

7/28/26 - High grass rear yard and front shrubbery high and untrimmed.



7/28/26

157 North Fourth Street

7/22/26 - Miscellaneous yard and driveway clutter, along with high weeds.

7/28/26 - Partial compliance. Owners dealing with health issues.



7/22/26



7/28/26

207 South Third

7/28/26 - Vegetation impeding sidewalk traffic. Yard also has high weeds and shrubs need trimming.

7/30/26 - Partial compliance, elderly resident with health issues trying to keep up, but needs help.



7/28/26

437 North Main

7/28/26 - High grass.

7/30/26 – property mowed.



7/28/26

103 North Third

7/28/26 - Weeds are high in the back yard and weeds are also obstructing the sidewalk. Trailer parked in the backyard on an unpaved area. No contact with the owner.



7/28/26



7/28/26

291 Church Street

7/28/26 - Multiple large tree limbs lying on the western edge of the church parking lot. Weeds are growing through cracks in much of the parking lot. No contact with the owner.



7/28/26

599 Chapman

7/28/26 - Roof has been prepped but needs shingles. Exterior needs paint.



7/28/26

696 Franklin

7/28/26 - Rehab on small home is apparently stalled.

7/30/26 – Chief Copeland will make contact due to no work permit on the home.



7/28/26

1220 Lytle Road

7/28/26 - Shrubs are very high and untrimmed, especially along the northwest border with the adjacent yard.



7/28/26

579 Chapman

7/28/26 - High Grass and weeds. Front porch step missing and needs to be replaced.



7/28/26

There has been no progress made on the following properties as of the morning of July 30, 2006.

- 897 Preston PODS trailer. Owner Heide Vandekemp notified in person.
- 864 Preston Garage Siding. Owner Kaeli Deters notified in person.
- 103 North Third weeds, grass, trailer. Contractor doing rehab notified in person.
- 291 Church Street Weeds and Limbs. No contact with owner.
- 599 Chapman Roof, painting. Door hanger notification to owner.
- 579 Chapman Grass, weeds and Porch Step Repair. Door hanger notification to owner.
- 237 South Main. UTL owner with five visits. Door hanger notification 07/27
- 296 North Main. Telephone notification to owner Sterling Gardner.
- 1220 Lytle Road. Door hanger notification 07/28.
- 696 Franklin Road. No contact with owner.
- 292 Church Street. Gutters, soffit, high grass and weeds. No contact with owner.

Miscellaneous Follow-ups

I investigated a citizen's inquiry regarding whether a rehabilitation project in the 1300 block of Adamsmore was properly authorized. I contacted the contractors at 1305 Adamsmore, who were making a significant addition to the rear of the residence. They were able to readily provide the necessary building permits. Additionally, their craftsmanship looked excellent.

I investigated a citizen inquiry regarding the sump pump discharge in the rear yard of 641 Robindale. The discharged water flows into the backyard of 643 Robindale, causing nuisance puddling. Upon inspection, I found that the discharge is more than four feet from the property line of 643 Robindale, which means that 641 Robindale is compliant with regulations.



Special Detail / Services Provided

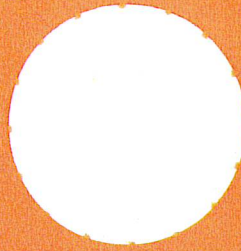
Three different property owners expressed frustration in keeping up with property maintenance due to age and health issues:

Judy Vincent at 83 South Third.

Kimberly Van Amburg at 157 North Fourth Street

Deb Murphy at 207 South Third Street.

All three of these residents were able to make partial compliance with yard maintenance, but they all feel overwhelmed in efforts to achieve full compliance. I contacted Waynesville High School to see if there were any students interested in performing Community Service to help citizens like these three (and possibly others). I received positive responses from Cathy Joefreda, who runs the Leo Club, and Katie Rogers, who runs the National Honor Society for Waynesville High School. Both expressed an intent to solicit student volunteers to help our senior citizens with property maintenance. They will follow up with me shortly after the new school year begins.



CODE ENFORCEMENT NOTICE

Date: _____ Time: _____

Property Address: _____

This notice is being left to inform the occupant or property owner of a code enforcement violation at this property.

Violation Ordinance(s): _____

Description:

- ☐ Tall grass / weeds
- ☐ Trash, debris, or junk accumulation
- ☐ Junk vehicle
- ☐ Exterior property maintenance concern:

☐ Other: _____

Action Requested: Please correct the item marked above or contact the Code Enforcement Officer by the date below. Failure to correct the violation may result in further enforcement action as permitted by local ordinance.

Compliance Date: _____

Questions?

Contact: _____

Phone: _____

Email: _____

Thank you for helping maintain a safe, clean, and welcoming community.

VILLAGE OF WAYNESVILLE

Finance Director Report
August 3, 2026

- AES Ohio President Tom Raga will attend the September 8th Public Works Committee meeting to present AES rate increases and answer any questions.
- I will be attending an all-day webinar on September 28th to learn about OP&F's new pension administration system, tentatively planned for rollout in October 2026.
- I will be on vacation the week of August 24th.

Thank you,

Jamie Morley
Finance Director/Clerk of Council

ORDINANCE 2026-032

**AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A
MEMORANDUM OF AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS AND
ESTABLISHING PEOPLE'S BANK AS A DEPOSITORY FOR ACTIVE AND
INTERIM/INACTIVE FUNDS**

WHEREAS, the Village is required to designate a bank as a depository for all active and interim/inactive funds; and

WHEREAS, People's Bank is willing to serve in that capacity; and

WHEREAS, the Finance Director has determined that People's Bank is a proper depository for said required funds.

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 enter into a Memorandum Of Agreement For Deposit Of Public Funds, substantially in the form of the agreement attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: That the Finance Director is authorized to make deposits pursuant to the terms of said agreement and to take all other actions consistent with the terms thereof.

SECTION 3: That this Ordinance shall be in effect from and after the earliest period allowed by law.

Adopted this _____ day of _____, 2026.

Attest: _____
Clerk of Council

Mayor

Date: _____
By: _____

MEMORANDUM OF AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS

This is an agreement between Peoples Bank, a State bank located and doing business
(Bank) (State or National)
in Warren through an office in Waynesville;
(County) (City or Township)
and Village of Waynesville whereby Village Council accepts the bank's offer
(Sub-Division) (Board)
to serve as public depository during the period from 09/01/2026 to 08/31/2031 inclusive.

Therefore, under this agreement the sub-division will appoint Peoples Bank as its depository
and will deposit funds as enumerated below: (Bank)

a) Village of Waynesville will deposit active funds and the bank will accept to a maximum of
(Sub-Division)
\$8,000,000.00 or any part thereof. For the service of making active funds accessible by demand,
check, draft or other similar instrument, the bank may charge a reasonable fee, as enumerated
under section 135.16 of the Ohio Revised Code.

b) Village of Waynesville will deposit and the bank will accept as interim deposits a maximum of
(Sub-Division)
\$8,000,000.00 or any part thereof. The bank will issue Certificates of Deposit during the period of
designation in the amount desired. The following is a schedule of rates of interest presently
being paid on Certificates of Deposit: (Rates to be quoted at time of investment.)

\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%

c) Village of Waynesville will deposit and bank will accept as inactive deposits a maximum of
(Sub-Division)
\$8,000,000.00 or any part thereof. The bank will issue Certificates of Deposit during the period of
designation in the amount deposited. The following is a schedule of rates of interest presently
being paid on such Certificates of Deposit: (Rates to be quoted at time of investment.)

\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%
\$TBD	to be held for not less than	TBD	days inclusive at	TBD	%

For both Interim and inactive deposits, the interest payable on Certificates of Deposit will be at
the maturity thereof or at the time of withdrawal prior thereto. Also, for both Interim and Inactive
deposits, the interest rates are subject to change from time to time. While the information
contained in this agreement represents current interest rates, in the future, such quotations
should be obtained from the bank during normal business hours. If a deposit is renewed, it shall
carry the then prevailing interest rate at that time on that type of deposit.

The total amount thus awarded under this agreement totals \$8,000,000.00 which does not
exceed the limitations set forth under Chapter 135 of thirty percent (30%) of total assets.

The bank will secure all public deposits at the bank's option under either Section 135.18 or
Section 135.182, in an amount sufficient to meet the requirements of Chapter 135.

On the last business day of each month during the period that any funds awarded pursuant to
this agreement are on deposit with the bank, the bank will furnish a statement showing the
balance of such active monies in its possession. The bank may charge a reasonable fee for
providing monthly statements under this agreement.

The bank agrees that it will comply with all the requirements of the Ohio Revised Code, Chapter
135 and any amendments thereto. The bank also further agrees that it will abide by any state
and federal laws, rules or regulations or any amendments thereunder. If any such laws, rules or
regulations are changed or amended during the terms of the designation as public depository,
and if the change of laws, rules or regulations will cause this agreement to become unlawful, at
the bank's option, this agreement shall be limited so as not to extend beyond the date when
such change becomes effective.

As part of this agreement, the depositor agrees to be subject to the rules which govern the accounts in which the depositors funds are deposited. Also, the depositor agrees to provide the bank the names and signatures of those persons authorized to execute drafts on and to make withdrawals from the accounts, and to provide such documentation establishing these persons authority as the bank may request.

Village of Waynesville
(Sub-Division)

By: _____

By: _____

Peoples Bank
(Bank)

By: Kirk Frazier VP, Public Funds Banker

By: _____

APPLICATION/AGREEMENT FOR DEPOSIT OF PUBLIC FUNDS

To: **VILLAGE OF WAYNESVILLE**

Section I. Application for Deposit of Public Funds

Application/Agreement is hereby made for the period of 5 years commencing SEPTEMBER 1, 2026 and ending AUGUST 31, 2031 to be designated by VILLAGE OF WAYNESVILLE as a depository for the active and inactive deposits of money and funds for VILLAGE OF WAYNESVILLE under Section 135.33 of the Ohio Revised Code (ORC)

APPLICANT/FINANCIAL INSTITUTION INFORMATION:

As required by ORC 135.33 (8) the applicant hereby certifies that it does maintain an office in WAYNESVILLE, OHIO

Name: Peoples Bank

Home Office Address: City, State, and Zip

138 Putnam Street

Marietta, OH 45750

Branch Locations, if applicable. (Attach separate sheet if necessary)

826 FRANKLIN RD

WAYNESVILLE, OH 45068

Charter Class (select one):

☐ Commercial bank, national (federal) charter and Fed member, supervised by the OCC

☒ Commercial bank, state charter and Fed Member, supervised by the Federal Reserve Bank

☐ Commercial bank, state charter and Fed nonmember, supervised by the FDIC

☐ Savings bank, state charter, supervised by FDIC

☐ Savings association, state or federal charter, supervised by the OTS

FDIC Insured? Yes ☒ No ☐ FDIC Certificate Number: 6544

Holding Company: Peoples Bank, Marietta, OH

(1) Name: Kirk Frazee

Address: 138 Putnam St

City, State, Zip: Marietta, OH 45750

Telephone: (740) 374-6134

Fax Number: (740) 376-7211

E-Mail Address: kirk.frazee@pebo.com

(2) Name: Sandy DeLong

Address: 138 Putnam St

City, State, Zip: Marietta, OH 45750

Telephone: (740) 376-7215

Fax Number: (740) 376-7211

Email Address: sandra.delong@pebo.com

The maximum amount of such public moneys which this applicant desires to receive and have on deposit as active deposits at any one time during the period covered by this designation is \$8,000,000.00.

This application is accompanied by a financial statement of the applicant under oath of its authorized officer, in such detail as to show the capital funds of the applicant as of the date of its latest report to the Superintendent of Banks or Comptroller of the Currency.

Applicant agrees to comply with ORC Section 135.33 (B) and 135.32 (A) and that the application maximum deposit amount of \$8,000,000.00 shall not be in excess of thirty percent (30%) of the applicants total assets of \$9,246,000,000.

The undersigned applicant, if designated as said depository, shall comply in all respect with Federal and Ohio laws, rules, and regulations and shall furnish security for all funds deposited over the amount insured by the Federal Deposit Insurance Corporation, in the aggregate amount of \$8,000,000.00.

The Applicant hereby certifies that it is a financial institution eligible for Deposits pursuant to ORC Chapter 135 and that it is permitted by all applicable law and regulations to pledge collateral pursuant to ORC 135.37 and by virtue thereof, under Section 135.18 and 135.182. The Financial Institution, if designated as a Depository, further certifies that it will comply in all aspects with ORC Chapter 135.

The undersigned applicant bank, if designated as a depository of active deposit funds, shall only make reasonable service charges or as authorized by ORC 135.33 (D) and shall invest the said funds and shall provide to the Treasurer a monthly accounting report and demand deposit account analysis as set forth in ORC 135.33 (E).

This Agreement, upon execution by the Financial Institution and approval by the VILLAGE OF WAYNESVILLE, shall be binding upon the Financial Institution thereafter. This Agreement shall remain in full force and in effect until either party has received written notice of termination from the other party no less than 30 days prior to termination. Upon receipt of termination notice, Financial Institution shall return Deposits in the manner set forth by the Treasurer.

If a successor financial institution succeeds to the interest of the Financial Institution or if the Financial Institution is adjudged bankrupt or insolvent, or a receiver, liquidator or conservator of the Financial Institution, or of its property, is appointed, or if any public officer takes charge or control of the Financial Institution, or its property, then the successor financial institution, receiver, liquidator, conservator, or public officer, shall, without any further act, be bound by and vested with all rights, powers, duties, and obligations of the Financial Institution, including all collateral obligations, under this Agreement.

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, and venue for any dispute related to this Agreement shall be in Washington County, Ohio.

The Financial Institution agrees to comply with all provisions of the Terms and Conditions set out in this Application/Agreement, including any exhibits or appendices, and requests approval

as a Depository. The President or any Vice President, or the Controller of the Financial Institution shall sign below.

IN WITNESS WHEREOF, we have by authority of our board of directors to be signed this 16TH day of JULY, 2026

Peoples Bank

By: Kirk Frazee

Kirk Frazee
138 Putnam St
Marietta, OH 45750
Peoples Bank