

**Village of Waynesville
Council Meeting Minutes
September 18, 2023 at 7:00 pm**

Present: Mr. Chris Colvin
Ms. Joette Dedden
Mr. Zack Gallagher
Mayor Earl Isaacs
Mr. Troy Lauffer
Mrs. Connie Miller

Absent: Mr. Brian Blankenship

Village Staff Present: Jeff Forbes, Law Director; Chief Gary Copeland, Village Manager and Safety Director; Jamie Morley, Clerk of Council

CLERK’S NOTE- This is a summary of the Village Council Meeting held on Monday, September 18, 2023.

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

Mr. Lauffer made a motion to excuse Mr. Blankenship. The motion was seconded by Ms. Dedden.

Motion – Lauffer
Second – Dedden

Roll Call – 6 yeas

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Mayor Acknowledgements

The Second Saturday Street Faire was a success this weekend. It was nice to see all the people enjoying the Village.

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Disposition of Previous Minutes

Mrs. Miller made a motion to approve the corrected minutes of September 5, 2023, and Ms. Dedden seconded the motion.

Motion – Miller
Second – Dedden

Roll Call – 6 yeas

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Public Recognition/Visitor's Comments

Helen Bukowski and Emily Hedrick, nursing students from Wright State University, spoke to Council about their upcoming project for their Public Health Clinicals. They explained that they had spent the past two weeks conferring with local healthcare professionals and residents. For their project, they are partnering with Premiere Health Care. The plan is to park the Premiere Health Mobile Unit alternately at all three polling locations in Waynesville on Election Day. They will offer free health screenings, free vaccinations, and information on healthcare resources. Ms. Bukowski also added that if the mobile breast cancer screening unit did not come to Waynesville in October, she would like to include that in their project.

Mr. Colvin asked if they have gotten permission from the polling locations and the Board of Elections to ensure they are allowed to offer these services at the polling locations. Ms. Bukowski stated that she had contacted the polling locations and received permission but had not reached out to the Board of Elections. Mr. Forbes stated that this should be okay as they are not trying to influence voters. Council thanked the nursing students for attending the meeting tonight.

Kirk Ridder, 3601 Rigby Road, Suite 300, Miamisburg, OH, stated he was from DDZ Land Management. He said the company was interested in bringing more housing to Waynesville as they have noticed a high demand for the area. Mr. Ridder said that DDZ Land Management is under contract on the forty-acre plot of land across from the Government Center. The company is interested in annexing it into the Village. Mr. Ridder explained that DDZ Land Management is not a builder, but they develop the property and then contract with builders to build on the developed land. Mr. Ridder clarified he was at tonight's Council meeting to get the feelings of Council to see if they were open to annexation and the project.

Mr. Lauffer asked what size lots the company is envisioning. Mr. Ridder said he would like to see the area zoned R-3 and R-4 as Thatcher Hill is currently zoned. He stated that the homes would not be starter homes, but the next level up priced at about 400K to 500K. Mr. Lauffer asked if his company had a builder and Mr. Ridder answered not at this time. He elaborated that his company develops the land and then the builder will purchase the lots and build on them, usually it is only one builder.

Ms. Dedden said there is a process to this and felt that the current discussion of rezoning was putting the cart before the horse. The land would need to be annexed before Council could even consider rezoning. Mr. Lauffer stated he would be against quarter-acre lots. Mr. Forbes agreed with Ms. Dedden and said that the land is not within the Village limits and must be first annexed before any rezoning could be considered. Mr. Forbes explained that any land annexed into the Village is automatically zoned as R-1, which is about ½ acres lots. He further stated that a process needs to be followed and annexation would be the first step. Mr. Forbes added that Council members could express opinions on possible rezoning, but only in a vague form. The process is that the land would first have to be annexed, and then an application would need to be submitted for rezoning. This request would first go in front of the Planning Commission, the

Planning Commission would give their recommendation to Council on the requested rezoning, and then Council would consider the request.

Mr. Colvin asked if the land was not annexed into the Village, what would Mr. Ridder’s company do in moving forward. Mr. Ridder responded that it is his company’s desire to replicate Thatcher Hill and believes that type of development would be very successful in the area. However, staying in the Township would not be a profitable option because two-acre lots would be difficult to sell.

Ms. Morley asked what the process for annexation is. Mr. Forbes responded that there are several different options for annexation and suggested that Mr. Ridder speak with the Township. Ultimately, the request will end up in front of the Warren County Commissioners and then it would be up to the Village Council to accept the property into the Village.

Mrs. Miller asked if the annexation of the property would make the Catholic Church an island (Township Property surrounded by the Village Corporation limits). Chief Copeland stated that Lytle Road from the water tower still belongs to the Township, so the church would be connected by the road.

Mr. Lauffer asked if the Township would have any objections to the annexation of the property. It was answered that this was unsure, but they would lose property taxes. Mr. Colvin asked if Mr. Ridder had spoken with the Township, to which Mr. Ridder responded he had not. It was agreed that this would be the next step in the process.

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Old Business

None

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Reports

Finance

Finance will meet this Thursday, September 21st at 5:00 p.m. and everyone is invited to attend.

Public Works Report

The Public Works Committee will not meet this October 2nd instead there is a Special Council Meeting to discuss ballot issues at 6:00 p.m. The next meeting is November 6th.

Special Committee Reports

Parks and Rec will meet on October 16, 2023 at 6:00 p.m. Agenda items will include the property Mary L Cook purchased to become a new park and the request to investigate the possibility of a municipal pool.

Village Manager Report

- The easement for the Well 10 waterline has been approved by the map room and recorded. Moody has been contacted and is ordering supplies to complete this project.
- Ordinance 2023-040 is to replace several catch basins within the Village. One that needs replacing is in the median on Route 42 and is 4x4 wide and 10 feet deep. Checked with ODOT and it is the responsibility of the Village to maintain these. Asking for this to be passed as an emergency so it can be replaced before the Sauerkraut Festival.
- Met with Choice One and Center Point on the Franklin Road Phase I project. A couple of gas lines need to be relocated because of new waterlines and storm drain lines.
- The Government Center is going on 21 years old, and maintenance has been required. A compressor for the fire lines has been replaced and a water heater in the basement was replaced. Would like to start replacing and converting the lights in the building to LEDs.
- Met with Light It Up to see about having them decorate Main Street for Christmas. They offer three options. 1) They decorate with the Village's decorations. 2) The Village purchases new decorations, and the company hangs and stores the decorations. 3) The Village rents decorations, and the company hangs and removes all the decorations. Still waiting for these quotes.
- Groceryland pulled permits to demolish two houses. The yellow house on North Street and the red barn-looking house on Route 42. Both are an eyesore in the Village.
- There is a meeting set up tomorrow to go over the project for the bridge replacement over Corwin Road on Route 73. After asking several questions on how traffic will be handled, it was decided to have a separate meeting on the best way to handle the traffic issues this project will create.
- The fence has been completed going across the road to Well 10.
- Met with Kirk Ridder from DDC Management.
- The card readers at the Water Distribution Station have been replaced because they went bad. They were under warranty.
- The Street Department cleaned out catch basins around town. They are getting ready for leaf pickup. Would like to remind

residents to not rake the leaves into the street but right up to the edge.

- Spoke with Trebel about residents who were not automatically transferred to the Village gas and electric aggregate. Trebel sent a letter to those individuals with instructions on how to enroll in the aggregate.
- Council is invited to attend the second annual Workforce Solutions Employer Forum on September 29 from 8-12.

Police Report

- The Special Duty Agreement for police services for the Sauerkraut Festival has been signed and approved. The strategic plan for the Sauerkraut Festival has been completed and have arranged to borrow speed trailers from Clearcreek.
- Thank you to Kathy Bowersox and John and Heather Walton for providing treats and food to the officers for National Thank a Police Officer Day.
- Attended the 9/11 Memorial on Justice Drive.

Financial Director Report

- Audit for the years 2021 and 2022 will begin this Wednesday. This audit will be a full audit and performed by the State Auditor.

Law Report

None

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New Business

None

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Legislation

First Reading of Ordinances and Resolutions

Ordinance No. 2023-040

Authorizing the Village Manager to Enter into a Contract with Fed Excavating, Inc. in an Amount Not to Exceed \$23,500 for the Rebuilding of Existing Catch Basins within the Village Stormwater System and Declaring an Emergency

Mr. Gallagher made a motion to waive the two-reading rule for Ordinance 2023-040 and Mrs. Miller seconded the motion.

Motion – Gallagher
Second – Miller

Roll Call – 6 years

Mr. Colvin made a motion to adopt Ordinance 2023-040 as an emergency and Mr. Gallagher seconded the motion.

Motion – Colvin
Second – Gallagher

Roll Call – 6 years

Ordinance No. 2023-041

Establishing Various Grant Construction Funds Related to Third Street and Franklin Phase I and Declaring an Emergency

Ms. Dedden made a motion to waive the two-reading rule for Ordinance 2023-041 and Mr. Gallagher seconded the motion.

Motion – Dedden
Second – Gallagher

Roll Call – 6 years

Mr. Gallagher made a motion to adopt Ordinance 2023-041 as an emergency and Mr. Lauffer seconded the motion.

Motion – Gallagher
Second – Lauffer

Roll Call – 6 years

Second Reading of Ordinances and Resolutions

None

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Tabled Ordinances and Resolutions

None

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Executive Session

None

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All were in favor of adjourning at 7:53 pm.

Date: _____

Jamie Morley, Clerk of Council