

REGULAR MEETING OF CELINA CITY COUNCIL – September 28, 2026

Attendees: Council President King; Council Members Clausen, Doseck, Gray, Sanford, Schulte, Uhlenhake and Wolfe; Mayor Hazel; Law Director Moore

Start Time: Council President King called the regular meeting to order at 7:00 PM

1. Prayer & Pledge

2. Call to Order and Roll Call:

- Council President King
- Council Members Present:
 - Clausen
 - Doseck
 - Gray
 - Sanford
 - Schulte
 - Uhlenhake
 - Wolfe
- Absent:

3. Acceptance of Agenda:

- Agenda Approval: CM Clausen made a motion to accept the Agenda, seconded by CM Gray. Motion passed with a roll call vote 7-0 Aye.

4. Corrections and acceptance of the Regular Council Meeting Minutes:

- Minutes Approval:
 - Previous Meeting: September 14, 2026
- Outcome: CM Schulte made a motion to accept the minutes, seconded by CM Doseck. Motion passed with a roll call vote 7-0 Aye.

5. Committee Reports:

- Committee of the Whole meeting September 14, 2026- Executive Session

6. Communications:

- None

7. Audience Communication:

- Theresa Howick, 7531 State Route 197, asked if there have been any updates from the school in regards to residential tax abatements. Mayor Hazel reported no.
- Shawn Billger, Celina, had concerns about a person staying in a shelter house by the lake.
 - Asked what the city could do about a person reportedly staying several weeks at the shelter house near the lighthouse, which he described as trashed and associated with active drug use. He also reported the person to be in the street, stopping traffic, and said he felt unsafe walking nearby.
 - Billger stated he had contacted police and the Ohio Department of Natural Resources (ODNR). He understood from ODNR that the city owned the shelter house and held a 25-year lease, and questioned why the person could not be removed. He asked if he could remove the person himself.
 - Law Director Moore distinguished possible responsibility for the shelter structure under a license or lease from ownership of the underlying land and police jurisdiction. He said the area south of Lakeshore Drive was understood to be outside the city's annexation map, so city police might lack authority there. He had not received or reviewed the attachment to an ODNR email cited during the discussion.

- Council noted that the Mercer County Sheriff has jurisdiction throughout the county and that ODNR wildlife officers also have authority in their areas. Council members acknowledged repeated complaints and safety concerns and said the matter warranted further investigation that the city must act within its legal authority.

8. New Business:

- 34-26-O:** An Ordinance authorizing a lease agreement between the City of Celina and the Foundations Behavioral Health Services (Recovery Clubhouse) for the lease of part of Eastview Park and declaring an emergency.

Discussion:

- Mayor Hazel explained the organization had realized late in planning that they needed a lease agreement and described the event as a worthwhile community event.
- Emma Whistler, Recovery Navigator Celina Recovery Clubhouse, shared the event was for Red Ribbon Week and focused on children's drug and alcohol prevention awareness. Planned activities included resource tables with interactive activities, self-defense lessons, hover ball archery, and food if donations or sponsorships could be secured. The event is being organized in partnership with the Mercer County Prevention Coalition and is intended for the countywide community.
- Outcome: CM Doseck made a motion to suspend the Ordinance, seconded by CM Uhlenhake. Motion passed with a roll call vote 6-0 Aye; CM Sanford abstained due to family involvement with the event. CM Clausen made a motion to pass the Ordinance, seconded by CM Schulte. Motion passed with a roll call vote 6-0 Aye; CM Sanford abstained due to family involvement with the event.

- 35-26-O:** An Ordinance transferring appropriations within the Law Director accounts for stat/incidental expenses, and declaring an emergency.

Discussion:

- Law Director Moore explained that this was a transfer, not new money. He explained that 2026 was the first full year of monthly fees to Tomorrow's Technology Today, along with additional work and repairs. The technology services are department wide. Flash drives are used chiefly to provide large body camera and dash camera files to defense attorneys and the court; some are lost or damaged, and the court must retain a copy for potential appeals.
- In response to questions about charging utility funds, Law Director Moore said legal and technology work can support utility matters as well as other city business.
- Mayor Hazel noted that council had approved a funding split of 33% General Fund, 32% Electric Fund, and 17.5% each Water and Wastewater, reflecting the funds that support the law director's office and its utility work.
- Law Director Moore stated the relevant account had approximately \$10,000 less appropriated in 2026 than 2025 about \$23,000 versus \$33,000 which contributed to the shortfall. The \$4,000 would address the anticipated shortfall for the remaining quarter of the year.
- Outcome: CM Wolfe made a motion to suspend the Ordinance, seconded by CM Schulte. Motion passed with a roll call vote 7-0 Aye. CM Schulte made a motion to pass the Ordinance, seconded by CM Doseck. Motion passed with a roll call vote 7-0 Aye.

9. Old Business (3rd Reading):

- 30-26-O:** An Ordinance authorizing a lease agreement between the City of Celina and Buckeye Soft Serve LLC for the lease of the Bryson Park District.

Discussion:

- Outcome: CM Doseck made a motion to pass the Ordinance, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.

- b. **31-26-O:** An Ordinance to accept the petition for the annexation of 1.5 acres more or less in Jefferson Township to the City of Celina; to be known as the Grieshop Properties Annexation.

Discussion:

- Outcome: CM Wolfe made a motion to pass the Ordinance, seconded by CM Clausen. Motion passed with a roll call vote 7-0 Aye.

10. Administrative Reports

- A. None

11. For the Good of the Order:

- A. CM Uhlenhake shared that after the recent high lake levels brought up trash, residents had been seen picking it up and had received offers from others who wanted to help. Council welcomed the community efforts.
- B. CM Gray discussed reports of significant flooding behind homes in the old Kessler Addition, north of the high school, between Clover and Lilac and between Cedar and Holly. A resident asked when the city would take ownership of the four-inch tile reportedly installed by the developer.
- Mayor Hazel explained the city does not take ownership of the private four-inch drainage tile; it is not a size the city uses for storm drainage. Neighbors would need to arrange cleaning or replacement, or address drainage through a swale or ditch.
 - Mayor Hazel noted that a substantial rainfall event- about 13 inches- combined with high lake level had overwhelmed drainage capacity. Even larger tile might have filled under those conditions; stormwater pipes and roads can function as detention areas until water levels recede.
 - Councilmembers and Mayor Hazel discussed how increased impervious surfaces and sump pump discharge add to the burden. They also noted that underground utility installations over the years may have cut unrecorded private tiles. The city lacks records showing their locations and cannot maintain four-inch tile with its equipment.
 - CM Gray stated he would share the explanation with residents who had contacted him.
- C. CM Gray congratulated Patrolman Zac Nelson on his new K9 partner, Digo, noting that the department had needed a replacement since K9 Peng. Councilmember shared he had seen the new K9 and another K9 at a demonstration and described them as well behaved.
- D. CM Clausen shared Ohio Residential Incentive District (RID) as a possible tool for residential development. The tool was described as using future increase in property-tax revenue to fund infrastructure serving new housing, such as roads, water, and sewer lines, stormwater improvements, and sidewalks.
- Mayor Hazel stated the city had not used an RID but should investigate whether it could be useful as development opportunities emerge. Potential areas discussed included land associated with Lincoln Acres and property along 29 south of the golf course. Part of the area is already subject to a TIF and that existing agreements or restrictions may affect what can be included.
 - CM Clausen stated an RID might help developers pay for infrastructure and potentially reduce lot prices.
 - Mayor Hazel agreed the city should look into it and said the county's role and eligibility requirements should be clarified, including whether a district must serve new development or could cover projects already underway. Mayor Hazel agreed to seek more information, potentially from Jarred Ebbing.
- E. CM Sanford reported that the fountain at Eastview Park's diamond 3 was not operating.
- Mayor Hazel stated it was broken and staff were still seeking parts or would need to replace it.
- F. CM Sanford thanked city workers and said the soccer fields appeared well maintained and ready for use.
- Mayor Hazel explained that soccer use had shifted after the county reclaimed its field east of Miller Woods at Westview and converted it to camping areas. The city will continue adjusting field arrangements as circumstances change. Mayor Hazel also noted he would check why soccer

games were scheduled on Wednesday evenings, given the city's stated preference for no activities Wednesday evenings or before noon Sundays in support of family and faith considerations.

- G. Council discussed renderings for a possible park pavilion and weighed grant funding against long-term operating costs. Concerns included cleaning, repairs, utilities, plumbing, pest control, pressure washing, and whether rental revenue could cover maintenance.
- Mayor Hazel stated rental fees would need to reflect outside cleaning and upkeep costs, while noting that high fees could discourage use.
 - Councilmembers asked staff to compare the costs and maintenance arrangements for Coldwater's facility and consider competitive rental pricing, including the lower-cost fairgrounds option.
 - Mayor Hazel clarified that park facilities can receive substantial informal use without being reserved. Shelter house reservations cost \$40 and include exclusive use and special cleaning. The amphitheater is also used regularly by groups such as Pilates and yoga, though those uses do not always involve a paid reservation. A locked pavilion, by contract, would require a rental to access it.
 - No decision on the pavilion was made.

12. Executive Session

- A. Attendees of Executive Session: Council President King; Council Members Clausen, Doseck, Gray, Sanford, Schulte, Uhlenhake, and Wolfe; Mayor Hazel; Law Director Moore
- B. At 7:47 pm, CM Clausen made a motion to go into executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing and to consider the purchase or lease of property for public purposes, or for the sale of property at competitive bidding, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.
- C. Executive Session adjourned at 8:21 PM.

13. Adjournment: Time: 8:26 PM

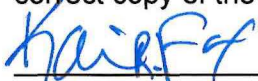


Jason D. King, Council President



Kari R. Fox, Council Clerk

I, Kari R. Fox, Clerk of Council of the City of Celina, Ohio, hereby certify that the foregoing is a true and correct copy of the minutes of 9/28/2026, and were approved by Council 10/12/2026.



Council Clerk