



The Village of Wayne Lakes Newsletter



February and March, 2019

IMPORTANT NUMBERS

MAYOR

Ellen Brown ~ 232-7576
W. L. Village Office ~ 459-4111

COUNCIL PRESIDENT

John Swindler ~ 547-1466

COUNCIL MEMBERS

Rita Robinett ~ 765-277-1412
Joan Falknor ~ 564-1402
Karen Sink ~ 336-2293
Bob Tuco ~ 548-8427
Ray Lepore ~ 216-9452

FISCAL OFFICER

Carolyn Robinson

ZONING

Curtis Yount ~ 547-7381

PARKS & RECREATION

Joan Falknor ~ 564-1402

LAKES & FISHING

Ray Lepore ~ 216-9452
Bob Tuco ~ 548-8427

FISHING PERMITS & BAIT SHOP

Wayne Lakes Bait & Tackle Shop
Bob Weaver

COMMUNITY BLDG RENTAL

Sherrie Siegler & Troy Stewart
937-548-1579

GOLF CART INSPECTOR

Jim Weaver ~ 937-417-9215

SNOW REMOVAL

Rod McNutt

GAME WARDEN

Jeff Wenning ~ 937-372-5639

DOG WARDEN

547-1645

OHIO EPA HOTLINE

1-800-282-9378 or 1-614-224-0946

DRUG TASK FORCE

548-4150 (Kept confidential)

SHERIFF

548-2020

**NOTICE - NO SWIMMING IN ANY
LAKES. ICE FISH AT OWN RISK.**

NO FEEDING OF WATERFOWL

FROM THE DESK OF MAYOR ELLEN BROWN

MAYOR ADDITIONS TO JANUARY THANK YOU LETTER:

MY SINCERE THANKS GOES TO THESE FIVE MEN:

DAVE FLATTER FOR HIS UNENDING MOWING. DO WE REMEMBER THERE IS GRASS UNDER ALL THAT SNOW? I FORGOT IN JANUARY!

CHRIS FRY FOR WEED WACKING IROQUOIS FOR "HOOKED ON FISHING"

MIKE BLAND FOR ALL HIS HELP WINTERIZING THE BEACH AND SO MUCH MORE, AS WELL AS HIS MANY WORDS OF WISDOM ON EVERYTHING FROM TREES TO PUMPS.

ROD MCNUTT FOR THE EXCELLENT JOB OF SNOW PLOWING AND HIS ADVICE ON MANY ISSUES OF THE VILLAGE.

TERRY BROWN, MY HUSBAND, FOR HIS UNFAILING WILLINGNESS TO HELP ME, NO MATTER WHAT I HAVE GOTTEN US INTO.

THIS IS TRULY A VILLAGE OF VOLUNTEERS. I AM GRATEFUL AND AWED. WE ARE UNIQUE IN HOW MANY PEOPLE HELP.

AGAIN, I APOLOGIZE FOR ANY FURTHER OMISSIONS.

"What is going on with the fur barn?"

In January, after having looked for fourteen months for a suitable space for the running of the village, I decided to approach Jim Anderson and see if anything was possible. This was the tentative plan we worked out.

Remember, this is NOT what we committed the Village to, this was only what was discussed. **This is not what we did.**

Rent for eight months at \$500 a month with an agreement that the village would attempt to buy between now and Nov. 1st. If by Nov. we had not been able to secure the funds, or a better location was found we were not obligated to buy. Jim just wanted to know our intentions were to attempt to buy, if possible. He was willing to take the building off the market for this time period. If we did not buy the building by Nov. he would resume his business at that time and we would vacate the building. He was also willing to give us a credit of \$300 a month back for part of the down payment. This building is only six years old, is completely up to code, handicap accessible, energy efficient, perfectly located for the village use, grandfathered in for septic at this time, has overhead storage in garage, restroom and two profitable pop machines. He was willing to allow us to take over the contract for those machines. It is reasonably priced at \$129,900. There is space for council meetings to be conducted in comfort and without the acoustic problem (hearing over the fan) with room for more than fifty people. There is space for an office for the mayor and room for the fiscal officer. There is space for meeting rooms. There is a working, heated restroom. The utilities are very low. It is perfect for the village needs for right now and for forty years from now or more. I can see how we would soon be able to utilize all the space. It has a lot in the front that once the sewer is in, if the Village owned the land, could be sold off for a good amount of money. I thought this deal was incredible.

I have asked no less than seven people to consider renting us space for just an office for me. It has never worked out. Jim had worked with me on every point. The garage and the beach have not worked well. Both were only ever to be temporary. Now, we have rented the garage space to the Wayne Lakes Bait Shop to be opened by Bob Weaver in March. He will be selling passes starting then. Stop in and say hello. This is a great advancement for the village. I still need to vacate the beach for spring hopefully so it can be used for its proper purpose. This leaves the only village owned building I have not tried is the clubhouse. I cannot see the clubhouse working in a dual capacity, as it is our most utilized building. I would have no access any time the building was rented. It may also be difficult to keep it secure as many people go in and out at various times often unsupervised.

(Cont'd on pg. 2)

(Desk of Mayor ,cont'd)

Keep in mind we will be having an audit sometime soon. The auditors require a space where they can spread out our papers and still keep them secure. When this happens, they will leave the paperwork out for up to several months. The clubhouse would not be able to be rented during this time. Carolyn, our fiscal officer has been through many audits before. If they do not have a proper facility, they remove your records to an offsite space. She said this makes her job very difficult and she would have a hard time with this.

Most of the responses I have had have been positive. There have been concerns I will try to address here. As mayor, I try to do my due diligence for whatever we are attempting to accomplish. I **always** check everything out with my fiscal officer. Carolyn has had years of experience in this capacity. She is the one, when this first came up, who devised a financial game plan to make it work. She determines if we can manage financially what the mayor and council bring to her. She is in agreement we desperately need an administrative building. We were able to appropriate the funds to get this project started. That is to set up a reasonable way to pay for the renting and the possible buying at a later date of the building.

First, spending money for an administrative building is a "good and proper" use of village funds according to the bank, the bond company and the auditors. We will not have findings from the auditors for buying or renting a facility. We will have a space for Carolyn and me to straighten out 2017 and get all our records in one place. This is one of our findings for 2015-16 audit. Being able to get the records in order will save us money. Right now, these records are all over my house as I have been trying for months to right them and have not had the space to do it.

Second, Carolyn and I both by rights, are allowed to charge for phone, internet and space if we have no office available. Neither one of us has charged a penny. Nor do we intend to. We are allowed to charge a fee for mileage. I have not charged one mile in fourteen months. Although we will in March, when we attend a training conference in Columbus. Carolyn has not paid a single late fee since she took office. We have saved hundreds of dollars just for that.

Third, I have been working on recovering the money owed to the village since the fine for the findings in 2014-15 audit were charged. Tammy Barger our previous fiscal officer and Hylant Insurance were able to come to an agreement of Tammy paying half and Hylant paying Gary Young's half in order for us to recover \$4,210. We have received this check. If I had not pursued this it would still be hovering over our heads, possibly for years. The Attorney General's office would have taken a 20% cut of any money trickling in. This money could be set aside for eight months to pay for the rental of the building without coming out of any regular revenue.

Fourth, we must accumulate all income from the income tax to pay for the Preliminary Engineering Report for the sewer. \$35,000 will be due to Access Engineering if council does not vote the sewer in this Nov. We cannot spend, by law, any of the income tax collected before we have \$35,000 in savings. This is why no progress was made on the sewer last year. We had no way to pay the bill. Now that the income tax has passed, Access has made progress in hiring a boring company to test soils. **(We are still looking for one more resident to be in on the talks for the sewer.** This will require a bimonthly meeting an hour before council meetings. If you are interested, please call me.) We cannot spend this money on anything else until we have that amount accumulated. In Nov. at the latest, council will vote, and that money will become available to the village if we **accept** the sewer. The amount needed to pay Access will be rolled into the EPA grants and loans. If the sewer is **not accepted**, the money saved will be used to pay that loan and we would then vacate the fur barn. **Regional Income Tax Agency**, the agency collecting our tax, has predicted the first year we will see approximately \$40,000 to \$45,000. My point being that even if it is there, we cannot spend it on anything until Nov. In Nov., it will be too late for the drains or the chemicals or the beach to benefit this year from the income. Next year in 2020 we will not only be seeing an increase in income for the tax up to \$80,000 predicted for second year, we will also have the levy increase (1%) coming in. It was this that made me think we could handle in Nov. the buying of the building, as we would have more than enough for a down payment in the \$35,000 already accumulated. We would have the discount from the renting of the space, and we would be able to "try before we buy" the space. This solves all the pressing problems at a reasonable rental cost without any of the obligation to buy if we cannot afford it in Nov. Plus it is big enough to grow with us. It will be an administrative building not just a temporary office. It will be another asset for the Village. Real estate is one of the only things that usually appreciates in value.

Council decided that they wanted a more conservative approach. The compromise that was made was we would rent the building with a clause of a two month notice on both party's side to vacate if either party wanted to vacate for any reason. Jim then said he could not take the building off the market if we could not commit to at least attempting to buy it in November. Right now, we are only committed to renting this building for two months at a time.

While the timing for the village is somewhat difficult financially, need wise we were in desperate straits for this exact building. This legitimizes us as a government entity, as well as meeting all our needs now and in the future. I know this seems sudden, but I have been trying for fourteen months with no luck for places that were barely suitable. We must "strike while the iron is hot". We must not lose this as an opportunity.

I would like villagers to let your council and myself know what you are thinking.

The March council meeting will be held at the fur barn, 7:00 p.m. There will be a sewer meeting at 6:00 p.m. for all those on this committee.

Cindy Plock is willing to teach a birding class at the fur barn, April 4th at 7:00 p.m. If you are interested, please let me know, sign up at the council meeting, or contact Cindy at 547-0397.

We are still looking for any village resident interested in renting or volunteering to help this spring at the beach.
Mayor Ellen Brown

An anonymous, \$500.00 donation was made for the first month's rent of the village administration building.

②

DATES TO REMEMBER:

- *Village Council Meetings* are the 2nd Monday of each month. 7:00 p.m.
- *Fish & Lakes Meeting*-1st Tuesday of each month 7:00 p.m.
- **Friends of Wayne Lakes/FoWL**- 1st Wednesday of each month 7:00 p.m.
- *Neave Twp. Transfer Station* (trash) SECOND & LAST Saturday of each month, 8-noon

- Spring is just around the corner and the members of **FoWL** are excited to get the season underway. We have exciting events and projects planned for the upcoming year.



Be on the lookout for new Community Boards to be placed around the village. Tom and Adam have been planning and designing the boards and they will soon be built and placed in highly visible spots around the lakes. The community boards will be places for residents and visitors to receive information on fishing regulations, where fishing passes are available to purchase, including maps of the lakes, and community events. **FoWL** thought these boards would help establish more ways to communicate around the village.

Coming on April 6th **FoWL** will be hosting the 2nd annual **Shop the Lakes** event from 11am to 5pm. Come out to the Community Building and support **FoWL** and local vendors. This was a fun event last spring and we hope to have another great turnout this year. **FoWL** would like to invite all residents and anyone wanting to participate to join us at our monthly meeting.

Meetings are held the first Wednesday of every month in the Community Building at 7pm.

We hope to see you there!

Chris Hayes
Real Estate Agent
Cell: 937-417-0473
Email: kingscompanychris@gmail.com
Website: www.midwest-realty.com

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WHAT IS THE NEAVE TOWNSHIP TRANSFER STATION?

F Y I

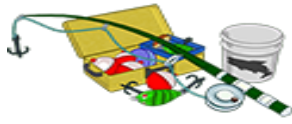
The transfer station is where township residents, which includes the homes in Wayne Lakes, are able to take trash 2 times per month for disposal **at no cost**. Neave Township picks up the bill.

When?: The **SECOND & LAST** Saturday of each month, 8:00 a.m. until NOON.

Where?: Located on St. Rt. 121 just south of Ft. Jefferson on the east side of the road. Follow the vehicles up the lane just to the right of the cemetery to the garbage truck. You can stay in your vehicle and the workers will retrieve the trash for you. All trash is to be bagged.

This is a trash station only, not recycling. Contact RUMPKE for recycling in Darke County.

Wayne Lakes community trash barrels are not for home trash.



COMING SOON



Watch for the opening of a new bait shop in Wayne Lakes this month. Since *Mark's Bait Shop* is officially closed after many years of great service to the village, Bob Weaver has stepped forward to continue providing similar services to the village with his **Wayne Lakes Bait & Tackle Shop**. He has volunteered to sell the village fishing passes also.

The Wayne Lakes Fish & Tackle Shop's location is in the north end of the village garage on Main Drive. Bob is not open yet but watch for signs soon.

Neighborhood Watch

A **carry-in luncheon** and meeting for re-organization of Wayne Lakes Neighborhood Watch will take place on April 7th at 12:30 p.m. With a carry-in meal, the food provided is what we each bring to share.

The Sheriffs' Association shares
3 Reasons for Neighborhood Watch.



1. Basic Crime Prevention
2. Disaster Preparedness
3. Build a Stronger Community

Activities conducted by Neighborhood Watch groups across the country are as diverse and varied as their volunteers and the neighborhoods they present.

We have been given a handbook for starters from D.C. Sheriffs' office. To put this program into action, it takes the village.

Together we can make this program enjoyable and rewarding.

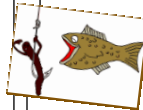
VILLAGE OFFICE INPUT

Council stated at the February council meeting that suggestions of input for possibilities for our village offices would be asked of our residents. Many do not attend council meetings, so here it is. What do you know? We must work together to resolve this problem. Mayor Ellen has exhausted anything she has found that may have worked.

To receive a digital copy of future newsletters, please make the request to:

waynelakesnews2016@gmail.com

It is important to make this request *from* the email address you want them sent to.



HOOKED ON FISHING IS GEARING UP!

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Winnie The Pooh*

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Karen Sink Editor