Village of Bluffton Council Meeting Agenda

October 12, 2026 at 7:00 PM

Opening Ceremonies

Call to Order, Mayor Johnson presiding
Pledge of Allegiance



Minutes

Approval of the minutes from the Council Meeting held on Monday, September 28, 2026.

Bills

Public Hearing at 7:05 pm: The purpose of the hearing is to consider the Bluffton Planning Commission's recommendation to rezone Allen County Parcel No. 28-0200-03-001.000, located at 10260 Augsburger Road and served by Willow Ridge Drive.

Committee Reports	**Boards & Commissions**	
Joint Bluffton Beyond Tomorrow & Planning Commission:		09/29
	Pathway Board:	10/01
	Tree Commission:	10/07

LEGISLATION

ORDINANCE NO. 05-2026 **3rd Reading** **Emergency**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR PARCEL NO. 28-0200-03-001.000 LOCATED IN THE VILLAGE OF BLUFFTON, OHIO AND DELCARING AN EMERGENCY

RESOLUTION NO. 24-2026 **1st Reading** **Emergency**

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE LEGACY PARK – PHASE III PROJECT AND DECLARING AN EMERGENCY

Village Administrative Reports:

Mayor:

Safety Services Reports:

-EMS- **-Fire Dept.-** **-Police Dept.-**

Meeting Dates (meetings held at the Town Hall unless otherwise noted*)

- Council Meeting – Monday, October 12th at 7:00 pm
- Parks & Recreation – Wednesday, October 14th at 5:15 pm
- Utilities Committee – Monday, October 19th at 4:30 pm
- Planning Commission – Monday, October 19th at 7:00 pm
- Parks & Recreation – Tuesday, October 20th at 5:15 pm
- Tree Commission – Thursday, October 22nd at 7:00 pm
- Council Meeting – Monday, October 26th at 7:00 pm
- Riley St. Open House – Monday, November 2nd from 5:00 – 7:00 pm

Public Comment

Adjournment – Motion

Village of Bluffton – Regular meeting September 28, 2026, at 7:00 p.m.

Mayor Johnson presiding. Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia present.

Stahl motioned, seconded by Downey, to approve the minutes from the regular council meeting held on Sept. 14, 2026. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Hill, to approve the bills as presented. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

The Fiscal Officer gave the following readings:
3rd Reading:
Ordinance 04-2026 – An ordinance amending Ordinance 03-2023 establishing a procedure for the right of re-entry and reclamation of unused cemetery lots and interment rights at Maple Grove Cemetery in Bluffton, Ohio. Gordon-Hancock motioned to approve the resolution, seconded by Sehlhorst. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

2nd Reading:
Ordinance 05-2026 – An ordinance changing the zoning classification for Parcel No. 28-0200-03-001.000 located in the Village of Bluffton, Ohio. Downey motioned to approve the resolution, seconded by Hill. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 19-2026 – A resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor and declaring an emergency. Sehlhorst motioned to suspend the rule, seconded by Stahl. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved. Talavinia motioned to approve the resolution, seconded by Sehlhorst. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

1st Reading:
Resolution 20-2026 – A resolution making certain transfers and declaring an emergency. Sehlhorst motioned to suspend the rules, seconded by Talavinia. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved. Sehlhorst motioned to approve the resolution, seconded by Stahl. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 21-2026 – A resolution authorizing the Village Administrator 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 for Spring Street – University Water Main Replacement as required and declaring an emergency. Sehlhorst motioned to suspend the rule, seconded by Talavinia. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved. Stahl motioned to approve the resolution, seconded by Sehlhorst. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 22-2026 – A resolution authorizing the Village Administrator to advertise for public bids for the Legacy Park Shelter House construction and declaring an emergency. Downey motioned to suspend the rule, seconded by Sehlhorst. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved. Downey motioned to approve the resolution, seconded by Stahl. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 23-2026 – A resolution authorizing the Village of Bluffton, Ohio to make application to the Ohio Department of Transportation, Office of Aviation, for an Ohio Airport Improvement Program Matching Grant for SFY2027 and declaring an emergency. Downey motioned to suspend the rule, seconded by Hill. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved. Talavinia motioned to approve the resolution, seconded by Downey. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Sehlhorst motioned, seconded by Stahl, to approve the purchase of 2.65 acres along Marsh Run for $10,000/acre. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Hill motioned, seconded by Gordon-Hancock, to approve the special event request for the Bluffton Chamber Starlight Cider & S'mores event on October 24th. Cherry St., next to the Twisted Whisk, will be closed from 6:00p.m. until 7:30p.m. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Sehlhorst motioned, seconded by Hill, to approve the special event request for the homecoming parade on October 2, 2026. Main St. and College Avenue will be closed from 5:30 – 6:30p.m. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Downey, to approve the special event request for the Chamber Trick-or-Treat event on October 29, 2026 from 5:00 – 8:00p.m. Food trucks will be parked in the parking lane in front of Citizens National Bank. Roll Call: Yes (6) Downey, Gordon-Hancock, Hill, Sehlhorst, Stahl, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned to adjourn the meeting.

The following meetings/events were included on the agenda and/or scheduled during the meeting.

Pedestrian Pathway Board on Thursday, October 1 at noon.
Tree Commission on Tuesday, October 6 at 7:00 p.m.
Council Meeting on Monday, October 12 at 7:00 p.m.
Utilities Committee on Monday, October 19 at 4:30p.m.
Planning Commission on Monday, October 19 at 7:00 pm
Street Committee & Pathway Board Open House on Monday, November 2, from 5:00 – 7:00p.m.

MAYOR

FISCAL OFFICER

VILLAGE OF BLUFFTON
VOUCHER REPORT 10/12/2026

VENDOR	AMOUNT	DEPARTMENT	DESCRIPTION
ALL SERVICE AERATION, INC	582.50	Multiple	PORTABLE TOILETS
AMERICAN ELECTRIC POWER	24,933.36	Multiple	ELECTRICITY
AMERICAN ELECTRIC POWER	5,686.46	Multiple	ELECTRICITY
ANTHEM BLUE CROSS BLUE SHIELD	222.75	Multiple	LIFE INSURANCE
APRIL DORMAN	50.00	Administrative	AMERICA250 PIE CONTEST - 2ND PLACE
ARMOR FIRE PROTECTION INC.	1,200.00	Land & Buildings	2026 TOWN HALL FIRE PUMP CERTIFICATION
ASPHALT SYSTEMS OHIO, INC.	13,531.00	Street	BIO-RESTORE APPLICATION
ATLANTIC EMERGENCY SOLUTIONS, INC.	4,760.00	Fire	BOOTS
BLUFFTON AUTO REPAIR CENTER, LLC	452.40	Police	CRUISER MAINTENANCE
BLUFFTON DIESEL SERVICE	795.42	Multiple	RADIATOR REPAIR
BLUFFTON FLYING SERVICE	5,000.00	Airport	AIRPORT MANAGEMENT
CHARTER COMMUNICATIONS	53.40	Administrative	INTERNET
CHARTER COMMUNICATIONS	180.71	Administrative	INTERNET
CHOICE ONE ENGINEERING	1,870.00	Multiple	GENERAL ENGINEERING
CHOICE ONE ENGINEERING	2,899.60	Street	NORTH MAIN ST. ENGINEERING
CHOICE ONE ENGINEERING	382.50	Multiple	GENERAL ENGINEERING
CINTAS	8.03	Multiple	FIRST AID SUPPLIES
CINTAS	55.67	Administrative	UNIFORMS
CINTAS	55.67	Administrative	UNIFORMS
CITIZEN'S NATIONAL BANK	110.00	Administrative	AOS FISCAL OFFICER TRAINING
CITIZEN'S NATIONAL BANK	10.67	Rescue	BANDAGES
CITIZEN'S NATIONAL BANK	30.90	Administrative	CERTIFIED MAILING
CITIZEN'S NATIONAL BANK	275.00	Multiple	FLAIL MOWER PARTS
CITIZEN'S NATIONAL BANK	172.51	Rescue	PAGER BASE
CITIZEN'S NATIONAL BANK	35.00	Administrative	PESTICIDE LICENSE
CITIZEN'S NATIONAL BANK	35.70	Police	RANGE WIPES
CITIZEN'S NATIONAL BANK	60.45	Police	SHELVING
CITIZEN'S NATIONAL BANK	2,864.10	Administrative	STAMPED WINDOW ENVELOPES
CITIZEN'S NATIONAL BANK	82.00	Administrative	STAMPS
CITIZEN'S NATIONAL BANK	40.14	Police	TRAINING
CITIZEN'S NATIONAL BANK	69.34	Police	TRAINING
CLEMANS, NELSON & ASSOCIATES, INC	250.00	Administrative	RETAINER & PROFESSIONAL SERVICES
COLUMN SOFTWARE PBC	132.24	Administrative	ADVERTISING
CONNECT PARENT CORPORATION	306.62	Administrative	PHONES
ENBRIDGE GAS OHIO	399.12	Multiple	NATURAL GAS
EUROFINS DRINKING WATER & WASTEWATER CENTRAL, LLC	340.00	Multiple	TESTING
EUROFINS DRINKING WATER & WASTEWATER CENTRAL, LLC	175.00	Multiple	TESTING
EUROFINS DRINKING WATER & WASTEWATER CENTRAL, LLC	2,044.00	Multiple	TESTING
EVERETT J PRESCOTT INC	256.49	Water	WATER LINE
HANCOCK CLEANING, LLC.	584.25	Land & Buildings	TOWN HALL CLEANING
KENT KARHOFF LLC	1,000.00	Cemetery	BURIALS & FOUNDATIONS
KOI ENTERPRISES, INC.	250.42	Multiple	BATTERIES FOR F550 DUMP TRUCK
KOI ENTERPRISES, INC.	17.21	Multiple	PARTS
LEXIS NEXIS RISK DATA MANAGEMENT INC.	50.00	Administrative	ADDRESS SEARCHES
MACK INDUSTRIES, INC.	290.00	Street	STORM REPAIR - CATCH BASINS
MACK INDUSTRIES, INC.	275.00	Street	STORM REPAIR - CATCH BASINS
MARATHON FLEET SERVICES	2,572.80	Multiple	FUEL
NEW HORIZON COMMUNICATIONS	567.68	Administrative	PHONES
NIESE TIRE & SERVICE CENTER, LLC	38.64	Land & Buildings	BACKHOE TIRE REPAIR
NIESE TIRE & SERVICE CENTER, LLC	167.00	Park	MOWER TIRE
NORTHWESTERN MASONRY SERVICE	4,582.07	Street	DOWNTOWN BRICK
NORTHWESTERN OHIO SECURITY SYSTEMS	208.00	Land & Buildings	MONITORING
OHIO FIRE CHIEFS' ASSOCIATION	100.00	Multiple	ANNUAL MEMBERSHIP
OHIO UTILITIES PROTECTION SERVICE	12.00	Administrative	MANUAL CALLOUTS
OHIO VALLEY INTEGRATION SERVICES, INC.	255.77	Capital Improvements	TOWN HALL ACCESS CONTROL
PAULA PYZIK SCOTT	25.00	Administrative	AMERICA250 PIE CONTEST - 3RD PLACE

PERRY CORPORATION	11,282.50	Administrative	SERVER UPDATE
PROBST, GREG	400.00	Cemetery	CEMETERY RECORDS VERIFICATION
REBECCA LUGINBILL	100.00	Administrative	AMERICA250 PIE CONTEST - 1ST PLACE
RIDGEBACK DEFENSE	8,404.00	Capital Improvements	RIFLE EQUIPMENT
SOIL TECH, INC.	1,800.00	Sewer	SLUDGE APPLICATION
STAPLES BUSINESS ADVANTAGE	42.99	Multiple	SUPPLIES
SUPERIOR UNIFORM SALES, INC.	580.67	Police	UNIFORMS
SUPERIOR UNIFORM SALES, INC.	1,911.99	Police	UNIFORMS
TK ELEVATOR CORPORATION	100.00	Land & Buildings	ELEVATOR MAINTENANCE
TREASURER OF STATE OF OHIO	12,138.90	Administrative	2024-2025 AUDIT FEES
TREE TECH	4,300.00	Cemetery	TREE REMOVAL
TREE TECH	1,200.00	Cemetery	TREE REMOVAL
UNITED FIRE APPARATUS CORP	160.00	Fire	LAMP MODULE
UNITED STATES PLASTIC CORP.	37.99	Sewer	CHEM FEED TUBING
USA BLUE BOOK	114.27	Water	CHART RECORDER PAPER
VERIZON WIRELESS	130.41	Multiple	CELL PHONES
INCOME TAX REFUNDS	56.00	Administrative	INCOME TAX REFUNDS
	124,164.31		

SEPTEMBER MONTHLY	2,569.00
MEDICARE	37.22
OPERS	223.70
FICA	60.21
BIWEEKLY PAYROLL 10/2/26	86,246.81
MEDICARE	1,195.58
OPERS	7,767.98
OP&F	5,998.39

Council Signature :_____ Date:_____

Meeting: Bike and Pedestrian Pathway Board

Date/Time: Thursday, October 1, 2026, Noon, Town Hall, 3rd Floor

Members Present: Mitch Kingsley, Phill Talavinia, Greg Denecker, Jenny Pilarowski

Village Liaison Present: Jesse Blackburn, Village Administrator, Ben Stahl, Village Councilman

Guest: Leann Unverferth, Area Agency on Aging

Agenda: 1. Riley Street Public Open House

2. Potential New Pathway Board Members.

Minutes of the September 3, 2026 meeting were approved.

- Riley Street Public Open House – is scheduled for November 2, 2026 5:00pm – 7:00pm on the 3rd floor of the Town Hall. It will be hosted by the Streets and Alleys Committee and the Bike and Pedestrian Pathway Board. Jesse Blackburn will present the pros and cons of the 2 options for the sidewalk/pathway along Riley Street between Bentley and Spring Streets. There will be extended visual depictions of the two options with house numbers available for residents to view along with places for them to comment on the options. Each resident along the involved area of Riley Street will receive a letter of invitation from the Streets and Alleys Committee and the Pathway Board to the Open House. Jesse will draft this invitation. Cookies and water will be available. The Open House will be publicized in various venues. Board members of both committees will be present and identified by name tag to be available to answer questions.
- Potential new Pathway Board members – representatives of Grob and Bluffton Hospital will be invited to be part of the Pathway Board. Leann Unverferth of the Area Agency on Aging is interested in becoming a member. When we have identified three willing candidates their names will be presented to the mayor for appointment and council affirmation.

Ben Stahl reported that the Bike Ministry of St. John's United Church of Christ of Bluffton is interested in donating a bike rack and a bike repair station to be placed at Legacy Park.

Next Meeting: November 5, 2026, Noon, Town Hall, 3rd Floor

Meeting adjourned at 12:45pm.

Respectfully submitted,

Jenny Pilarowski

Tree Commission
Village of Bluffton
6 October 2026

Present: Jesse Blackburn, Jon Sommer, Ben Stahl, Jonathan Andreas, Radha Tague, Leonel Herrera

Urban Forest Planning and Care

Inquiries and Proposals

423 and 350 S. Main St.
Tree planting at 423 and 350 S. Main St. remains pending. Jesse will reach out to the homeowners to notify that Frontier Elms have been selected for both locations, and installation is planned in the coming weeks.

101 Grove St. (302 S Main St.)
Coordination with homeowner regarding on-site evaluation for tree placement still pending.

218 S Lawn Ave.
The Tree Commission has determined that the area of the tree lawn is sufficient only for 1 small tree. Due to a narrow tree lawn and overhead wires, and taking into consideration the homeowner's preference for ornamental trees, and the existence of other serviceberry trees nearby, the Tree Commission is recommending a serviceberry be planted at this location.

216 W. Elm St. / 201 N Lawn Ave
Due to previous experience of significant settling of soil in the tree lawn on Elm St. after installation, the Tree Commission has determined that it is advisable to let the soil settle over the winter before planting trees. Commissioners will site the proposed trees in the coming weeks so that the sod can be removed and the sites composted and heavily mulched to improve the soil condition prior to planting.

Policy Development
The Tree Commission discussed a proposal by Jesse to develop a standardized procedure that would allow any local homeowner to contribute funds toward purchasing specific tree varieties when a requested variety exceeds the Commission's typical expenditure. The Commission was amenable to the proposal, noting that it would create a win-win opportunity to diversify the community canopy at no extra cost to taxpayers. The Commission will analyze historical expenditure data over the coming weeks to draft a uniform policy framework applicable to all residents.

Maintenance Activities

624 S. Main St.
A Tree Commissioner spoke with the homeowner regarding large Zelkova trees whose roots are heaving the sidewalk in front of the home. Additional Tree Commissioners will evaluate the trees before the next meeting to determine if they have outgrown their spaces and are candidates for removal.

Also to be evaluated are two Honeylocust trees nearby which have been noted to have small dead branches throughout the canopy to determine whether they present a hazard and/or pruning is merited.

It is also noted that an invasive Bradford Pear is located nearby at 615 S Main St., and Tree Commissioners will evaluate it as well for signs of hazards and/or whether removal is appropriate due to the variety's brittle nature and invasive status.

Next Meeting

The next Tree Commission meeting is scheduled for October 22, 2026 at 7:00pm.

ORDINANCE NO. 05-2026

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR PARCEL NO. 28-0200-03-001.000 LOCATED IN THE VILLAGE OF BLUFFTON, OHIO AND DECLARING AN EMERGENCY

WHEREAS, Mennonite Memorial Home, Inc. has filed a Petition for Zoning Amendment with the Bluffton Village Planning Commission requesting a rezoning of Parcel No. 28-0200-03-001.000; and

WHEREAS, said parcel consists of approximately fifteen (15) acres located at 10260 Augsburger Road and served by Willow Ridge Drive within the Village of Bluffton; and

WHEREAS, Parcel No. 28-0200-03-001.000 is currently classified within the R-I Residential District under the Village of Bluffton Zoning Code; and

WHEREAS, Mennonite Memorial Home, Inc. has requested that the property be rezoned from the R-I Residential District to the R-III Residential District to accommodate the proposed expansion of the Mennonite Home Communities of Ohio senior living community; and

WHEREAS, the Bluffton Village Planning Commission has reviewed the Petition for Zoning Amendment and, following the required public hearing and consideration of the proposed zoning change, has recommended to Village Council that Parcel No. 28-0200-03-001.000 be rezoned from R-I Residential District to R-III Residential District; and

WHEREAS, Village Council finds that the proposed zoning amendment is consistent with the orderly development of the Village and is in the best interest of the Village of Bluffton.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO:

Section 1: Parcel No. 28-0200-03-001.000, consisting of approximately fifteen (15) acres located at 10260 Augsburger Road and served by Willow Ridge Drive, is hereby rezoned from the R-I Residential District to the R-III Residential District.

Section 2: The Official Zoning Map of the Village of Bluffton shall be amended to reflect the zoning classification established by this Ordinance, and the Village Administrator is hereby authorized and directed to make all necessary changes to the Village's zoning records and Official Zoning Map.

Section 3: All provisions of the Village of Bluffton Zoning Code applicable to property located within the R-III Residential District shall hereafter apply to Parcel No. 28-0200-03-001.000.

Section 4: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were conducted in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 5: **Emergency Clause**: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of the Village of Bluffton, Ohio, and for the further reason that the zoning district change must take effect promptly to facilitate the timely development and construction of a senior living community, address the need for additional residential housing, and allow multiple units to become available in 2027; therefore, this Ordinance shall take effect and be in force immediately upon its passage.

Passed and adopted this _____ day of _____, 2026, by the Council of the Village of Bluffton, Ohio.

Yes: _____ No: _____ Abstain: _____

ATTEST:

_____ _____

Kevin Nickel, Fiscal Officer Richard Johnson, Mayor

Approved as to Form:

_____

Village Solicitor

RESOLUTION NO. 24–2026

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE LEGACY PARK – PHASE III PROJECT AND DECLARING AN EMERGENCY

WHEREAS, the Village of Bluffton has partnered with the Bluffton Lions Club and Bluffton Soccer Club for the construction of certain portions of Legacy Park, with construction anticipated to occur in the spring/summer of 2027; and

WHEREAS, Phase III includes construction of the Bluffton Lions Club All-Inclusive Playground in partnership with the Bluffton Lions Club, asphalt parking areas and drive entrances, and concrete and asphalt walks and trails; and

WHEREAS, the Village has been awarded $500,000 in funding through the Land and Water Conservation Fund (LWCF), administered by the U.S. Department of the Interior, National Park Service, and the Ohio Department of Natural Resources, to support Phase III improvements; and

WHEREAS, the successful planning and execution of this project requires professional engineering services including, but not limited to, preparation of construction plans, construction bidding assistance, and construction layout staking; and

WHEREAS, Choice One Engineering has submitted a proposal to provide such services for $41,625.00; and

WHEREAS, Council finds that the proposal submitted by Choice One Engineering is reasonable, necessary, and in the best interest of the Village of Bluffton

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO:

SECTION 1: The Village Administrator is hereby authorized and directed to enter into an agreement with Choice One Engineering for professional engineering services related to the Legacy Park – Phase III Project, in an amount of $41,625.00 in accordance with the proposal submitted and on file with the Village.

SECTION 2: The Village Administrator is further authorized to execute any necessary documents and take all actions required to implement and administer the agreement approved herein.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were conducted in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 4 – EMERGENCY CLAUSE: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of the Village of Bluffton, Ohio, and for the further reason that timely execution of engineering services is necessary to maintain the project schedule, coordinate overlapping components of Phases II and III, and ensure that Legacy Park Phase III can proceed as planned for the 2027 construction season; therefore, this Resolution shall take effect and be in force immediately upon its passage.

Passed and adopted this _____ day of _____, 2026, by the Council of the Village of Bluffton, Ohio.
Yes: _____ No: _____ Abstain: _____

ATTEST:

_____ _____

Kevin Nickel, Fiscal Officer Richard Johnson, Mayor

Approved as to Form:

_____

Village Solicitor

Village of Bluffton **10-12-26**

Administration Report

To: Mayor Johnson & Council Members

Airport Taxilane Reconstruction

Asphalt has been placed. Awaiting schedule for final grading, grass seeding and asphalt striping.

S.R. 103 Roundabout

Final requests for reimbursement have been submitted to ODOT Jobs and Commerce and the Ohio Department of Development. Final reimbursement amounts will be reported in the future.

Legacy Park – Shelterhouse bidding

Bids will be opened on Oct 15th at 9:00 am. Depending on contractor timeline, a special Council meeting might be requested to award contract before the Oct. 26 meeting.

Leaf pick-up season

The annual curb-side leaf pick-up does not typically start until the last week of October. Do not place leaves along the tree lawn until this service is announced. If you have leaves collected before this service begins, please take them to the brush dump. Thank you for your cooperation.

Hydrant Flushing –Project has been completed.

Streets Committee & Pathway Board Open House – Complete Street on Riley St.

Monday, Nov 2nd at Town Hall. Invite letters have been sent to residents along Riley St.

Planning Commission Hearing – Monday, Oct. 19th

VILLAGE OF BLUFFTON PLANNING COMMISSION
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Village of Bluffton Planning Commission will hold public hearings on Monday, October 19, 2026, at 7:00 p.m. on the third floor of Bluffton Town Hall, 154 N. Main Street, Bluffton, Ohio, to consider the following matters:

1. Chestnut Lane Development – Amendment to Approved Plans
Bob Fett is requesting approval of an alteration to the previously approved plans for the Chestnut Lane development to allow the addition of one condominium unit at the end of the existing cul-de-sac.

2. Brandon Blackford – Zoning District Amendment
Brandon Blackford is requesting an amendment to the Official Zoning Map of the Village of Bluffton to change the zoning classification of Parcel No. 28-1108-01-001.001, located at the intersection of Parkview Drive and South Main Street, from R-I Residential District to R-II Residential District to allow for the proposed development of a professional financial services office.

The proposed office use would require a separate Conditional Use review, public hearing and approval from the Board of Zoning and Building Appeals if the requested zoning amendment is approved.