

Working Session 4:45 PM:

For the purposes of department updates: Legal, Administrative, and Fire Department; as well as agenda review.

General Session:

The regular meeting of the Monclova Township Board of Trustees commenced with the Pledge of Allegiance directed by the Chair at 5:30 PM. This meeting is accomplished virtually as provided by the State of Ohio during Coronavirus pandemic protocols.

Roll call of members: Trustee Chuck Hoecherl, present; Trustee Brian Craig, present; Trustee Barbara Lang; Fiscal Officer Gavin Pike, present.

Moved by Trustee Hoecherl, seconded by Trustee Lang, to dispense with the reading of the January 19, 2021 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Moved by Trustee Lang, seconded by Trustee Craig, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$235,234.64. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Correspondence:

None

Fiscal Officer's Report:

Fiscal Officer Pike noted that he is continuing his work on year-end items. Pike commented on old business and Monclova Historical Foundation projects. The township switched from an 'up to \$15,000 per year for utilities'-type funding to a project oriented funding. The Foundation did not perform any projects in 2020 for which funds were asked. Lang commented on Buehrer five-year report. Grim will review report and verify on projects list. Pike will review donations to the Historical Foundation for the last few years and submit to trustees.

Old Business:

None

New Business:

Hoecherl asked Pike for comparative analysis with JEDZ and the two JEDDs that the township participates in to show COVID impact on finances.

Law Director:

Spoke of Job Descriptions and Performance Reviews in Working Session. Sanderson will continue to develop those. Airport JEDD meeting is Wednesday, February 3.

Township Administrator's Report:

Administrator Grim reported on Ohio Compost contract renewal (5:38 PM). Hoecherl moved, Lang seconded, to approve \$5,300 for a one-year contract with Ohio Compost for township resident unlimited disposal of brush, wood chips, miscellaneous green waste, leaves, and concrete at the Sager Road site. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Craig moved, Lang seconded, to approve the 2021 contract with Ohio Compost for disposal of brush, wood chips, leaves, concrete, and miscellaneous green waste at a fixed cost of \$3,724. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Grim commented on water on roadway at Salisbury and Byrnwyck West, as pointed out by Trustee Lang. He has had the Sanitary Engineer and the City of Toledo test. It has been determined that it is not a county line nor drinking water. It has been suggested that it is a leak from one of the condos. County Engineer has offered to assist to help determine cause. Grim will report back.

5:45 PM Z17-C370 Public Hearing:

Hoecherl moved, Craig seconded, to close the General Session and enter into a public hearing for file Z17-C370. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Eric Wagner gave a review of the case at 5:47 PM.

Chairman Hoecherl called upon the applicant or agent to be identified. Greg Feller, Feller Finch and Associates, was sworn in. Feller stated agreement with what Wagner stated. He had no additional comments and made himself available for questions.

Hoecherl asked if Mr. Mitchell or Mr. Isaac had any additional comments. Mr. Mitchell had nothing additional to add.

Craig inquired about straight zoning versus Planned Unit Development (PUD). Craig asked if this is a way to go around subdivision requirements. Mitchell responded that platting review from county will occur in March. Lang commented on it being unusual to not have a plan. Have to rely on county. Lang stated not happy without plan. Feller – Decision you have to make is, are you happy with zoning. Until we know we have zoning, don't want to expend money unless we know we can do it. Lang stated that that is the cost of doing business.

Ryan Bauman was sworn in. Commented on no site plan. How can we comment? Density is concerning. Commented on 'red flags.' He has seen conceptual plan. Why can't they show that? Is there going to be a buffer?

Craig commented on zoning that is specific. R-1 is single family residential. Craig is concerned about landscaping. What is plan? Mitchell stated that he has no intention of building villas. Buckeye Builders will be constructing home sites, similar to Blystone. The villa portion is east of Karnik and was zoned with City of Maumee.

Steve Mitchell was sworn in at 5:58 PM.

Ron Loeffler, 7739 South Branch, was sworn in at 6:00 PM. Why not a PUD? Most of the recent developments have been PUD which gives township more control. What is to assure that estate lots will be built? Questioned egress on Black Road. Concerned about traffic as Blystone is scheduled to have outlet on Black. Noted another undeveloped property that will most likely have egress on Black. Mitchell stated county will dictate Black Road improvement. Loeffler asked for greater explanation of R-1. Wagner spoke of single family zoning. Lang received confirmation that Waterside is R-1 PUD.

Hoecherl asked Wagner about Stoney Creek and R-1 zoning. Wagner commented on outer lots being estate lots. Inner lots are smaller. Feller commented that PUD allowed for smaller lots.

Lang noted staff analysis and traffic generation on Black Road. Black Road is not a wide road; does not have a berm. Lang commented on safety situation. Was interested in knowing about road across railroad track. Again,

commented on lack of plan and the disadvantage that that brings. Feller stated that if road improvements are needed, the county will direct. Lang commented (6:08 PM) on her obligation as an elected official. Hoecherl commented on traffic and villas from Maumee going on Black Road. Lang asked if they are prepared for turn lane installation on Black Road. Feller stated that Isaac is working on railroad crossing.

Zac Isaac, 2580 Underhill Road, was sworn in. Noted that they are in negotiations with Norfolk Southern and in discussion with City of Maumee. Lang asked about willingness to have zoning conditioned on the railroad crossing. Lang asked about private and public roads. Feller commented.

John Bookenberger, 7809 South Branch, was sworn in. What is preventing the developer from creating a PUD? Mitchell stated that if they were looking for smaller lots, perhaps PUD. Maumee is $\frac{3}{4}$ of the project and has been approved. If required, will do turn lanes. He believes it will more likely be deceleration lanes. Feller commented on PUD and unique situations. This development does not have that. Stated that they are doing typical R-1 zoning. Per Bookenberger's inquiry, Mitchell commented on \$300,000 homes, typical square footage. Hoecherl noted estate-size lots. Mitchell commented on likelihood of pond for detention purposes. Most likely only 8 or 9 homes on estate lots butting up to Black Road. Hoecherl commented on existing uses and future homeowners objecting to existing commercial-type uses. As an example, future homeowners complaining about Karnik Kennel.

Craig stated he would prefer to call the abutting Black Road lots R-C lots, not estate lots. Bookenberger asked about size of lots abutting Black Road. Craig noted that Winterbourne was approved with R-C lots abutting Waterville-Monclova Road.

Bookenberger asked about future improvement for Black Road. He is concerned about future growth and financial obligation of township because of growth. Hoecherl commented on Black Road not being very developed. Bookenberger asked about school district. Hoecherl confirmed the property is Anthony Wayne School District.

Gavin Pike, 4950 Black Road, was sworn in. Pike asked about phasing. At what point will Black Road access be made available to Maumee residents? Mitchell stated it's difficult to give a definitive date, perhaps 3 or 4 years. Mitchell stated that improvement timing will be dictated by traffic study. Pike commented on Blystone Valley turn lane on requirement for such by county, but was delayed. Lang asked how Maumee people are getting out of their development (6:33 PM). Pike stated his experience with railroad. His concern is that Monclova is going to take the burden of Maumee traffic.

Isaac stated that City of Maumee will be working with the railroad to obtain the crossover. Isaac stated that the mixed use will help commercial. Pike stated that the Maumee residents will be using Black Road. Pike commented on higher density, shared services, increase EMS runs (6:40 PM). PUD is what requires landscaping requirements. Developers don't see the money is landscaping. Conceptual plans is part of doing business. Asked for trustees to delay a decision until a concept plan is submitted and further discussion is had.

Ryan Bauman commented on hearings at City of Maumee. Both Monclova and Maumee developments dumps out on Black Road. Comments continued. Maumee approved and Monclova has to absorb. Needs to be more transparency as the project overlaps communities. Isaac commented on the developers' conundrum in working with both communities. Commented on reputation of builders. Bauman again commented on the traffic.

Bauman questioned benefit of existing home sites. City of Maumee stated that all utilities coming from Maumee side. Bauman asked for some good faith effort. Bring something of benefit to the existing homeowners. Mitchell-Cannot commit, but won't object if the county gives the homeowner opportunity. Mitchell stated (6:53 pm) that he will place fencing and landscaping near Karnik.

Michelle Ross, Black Road, was sworn in. Commented on surprise that the development was not PUD. Commented on impact on community. There is a lot of pedestrian traffic and bike traffic on Black Road. Doesn't believe that county traffic study can measure that. Black Road is very narrow. Hoecherl received confirmation that pedestrian and bicycle traffic would not be included in traffic study. Mitchell stated that a sidewalk would most likely be required on their own property. Lang stated that hearing could be continued.

Jay Roth, 7414 Royal Timbers, was sworn in. Stated concern for Stitt and Black intersection. Westbound on Stitt has arch and railroad tracks. That intersection and people on Black Road turning left is concerning as it is now. Hoecherl received comment from Wagner that the traffic study for both Black Road intersections could be included in traffic study.

Bookenberger believes that Black and Waterville-Monclova Road will be a bottleneck. Believes that should be included in traffic study. Asked about construction road. Mitchell stated that they are not utilizing a construction road.

Hoecherl asked for additional public comment.

Bauman asked about mounding, buffer, green space amongst the development. Mitchell-will work out a mutually agreeable mounding, fence, trees-something agreeable.

Hoecherl moved to close that portion of the public hearing that accepts testimony. Seconded by Craig. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Discussion amongst the Board.

Lang stated that she does not have any outstanding questions. Not happy with the way things are presented. Hoecherl commented on higher density, traffic on Black Road, hard to conceptualize. Would like to place conditions.

Mitchell talked about annexation. Could re-convene next month.

Craig spoke of meeting format. Craig agreed that lack of drawing hurts the decision-making of the Board. Black Road traffic and immediate use of Black Road from City of Maumee property is concerning.

Hoecherl commented on potential sidewalk that would not go all the way to the north. Would like to see drawing with placement of railroad track. Where does high density villas begin and end?

Lang commented (7:23 PM) that she wants to see mounding, wants to see Black Road properties protected. We do normally have a site plan.

Hoecherl asked if first meeting in March for a conceptual drawing submittal would be acceptable. Mitchell stated February 16th would work for continued discussion. Hoecherl suggested that applicant reach out to neighbors who had concerns about buffering.

Lang moved to continue the public hearing for Z17-C370 to Tuesday, February 16 at 5:45 PM. Motion was second by Craig. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes

Hoecherl moved to enter into General Session at 7:30 PM. Seconded by Lang. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Township Administrator's Report, continued:

9-1-1 discussion-Hoecherl asked who decides change in funding mechanism.

Chief stated that the Administrative technical advisory committee will make a recommendation to the COG Board of Directors. They either accept and submit to 9-1-1 Planning Committee or reject. The Planning Committee needs to approve it. LCTA has a member on the Planning Committee. He believes it is Andy Glenn. Levy or assessment change was a request made by someone for the county to look at other options. Hoecherl asked about the other voting members. Members of the Planning Committee are: Per Chief, members of the 9-1-1 Planning Committee are President of the Board of County Commissioners (Tina Skeldon-Wozniak); Chief Executive Officer of the most populous municipal corporation (City of Toledo – Mayor Kapszukiewicz); Member of the Board of Trustee of the most populous township (Sylvania Township – Trustee John Jennewine); Member of a Board of Township Trustees selected by the majority of township trustees in the county (Trustee Andy Glenn); Chief Executive Officer of a municipal corporation in the county, selected by the majority of legislative authorities of municipal corporations (Mayor Don Atkinson).

Lang inquired if movement is going towards a change. Grim stated at the last meeting there was a lot of conversation about assessment model. Continued conversation. Conversation about supporting current model. Lang stated that the per-incident charge needs to be reviewed.

Grim continued his report by noting a meeting with Sheriff Navarre on Wednesday. Additionally, Grim highlighted bridge branding’s conceptual drawings from City of Maumee.

Citizen Comment:

None

Adjournment:

Moved by Lang, seconded by Craig, to adjourn at approximately 7:45 PM. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 02/16/2021

Charles V. Hoecherl

Brian D. Craig

Barbara S. Lang

Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township’s Records Retention Schedule.

PAYMENTS
MONCLOVA TOWNSHIP, LUCAS COUNTY
February 1, 2021

Number	Post Date	Type	Payee	Total Warrant Amount
16-2021	1/27/21	CH	TRI-COUNTY FUELS	\$1,966.84
17-2021	2/1/21	CH	CITY OF TOLEDO	\$273.01
18-2021	2/1/21	CH	OHIO GAS COMPANY	\$1,471.25
19-2021	2/1/21	CH	DELTA DENTAL PLAN OF OHIO	\$959.13
20-2021	2/1/21	CH	Padgett Business Services	\$481.10
21-2021	2/1/21	CH	Consumer Life Insurance company	\$431.61
22-2021	1/28/21	CH	Ohio Deferred Comp	\$1,110.00
23-2021	1/27/21	CH	Payroll	\$55,648.76
24-2021	2/1/21	CH	Time Warner Cable	\$1,023.50
25-2021	1/27/21	CH	OHIO POLICE & FIRE PENSION FUND	\$8,862.64
26-2021	1/27/21	CH	OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$18,174.15
27-2021	2/1/21	CH	VISION SERVICES PLAN	\$351.03
28-2021	2/1/21	CH	TOLEDO EDISON COMPANY	\$1,284.84
29-2021	2/1/21	CH	TOLEDO EDISON COMPANY	\$29,338.76
552-2020	12/31/20	CH	Payroll	\$51,334.11
4032	2/1/21	AW	Steve's Tree Service	\$15,000.00
4033	2/1/21	AW	TRIOTECH CORPORATION	\$540.45
4034	2/1/21	AW	STRYKER	\$164.72
4035	2/1/21	AW	McKesson	\$208.00
4036	2/1/21	AW	BOUND TREE MEDICAL, LLC	\$1,161.82
4037	2/1/21	AW	SBH Medical Ltd.	\$273.50
4038	2/1/21	AW	SUPERIOR UNIFORM SALES, INC.	\$54.99
4039	2/1/21	AW	FIRE-SAFETY SERVICES, INC.	\$1,089.00
4040	2/1/21	AW	ST. LUKES HOSPITAL	\$1.71
4041	2/1/21	AW	Henry Schein, Inc.	\$3,750.00
4042	2/1/21	AW	RELIANCE OXYGEN & EQUIPMENT	\$216.00
4043	2/1/21	AW	St. Luke's Occupational Health	\$1,785.00
4044	2/1/21	AW	INTERSTATE BATTERIES	\$377.85
4045	2/1/21	AW	THOMAS EQUIPMENT, INC.	\$593.95
4046	2/1/21	AW	Jam Best-One	\$1,067.44
4047	2/1/21	AW	TRIAD TECHNOLOGIES, LLC	\$18.63
4048	2/1/21	AW	KALIDA TRUCK EQUIPMENT, INC.	\$39.62
4049	2/1/21	AW	Fisher Auto Parts, Inc.	\$94.01
4050	2/1/21	AW	Ohio Compost	\$588.00
4051	2/1/21	AW	Selking International	\$781.15
4052	2/1/21	AW	PRECISION BUSINESS SOLUTIONS, INC.	\$1,262.00
4053	2/1/21	AW	THE MIRROR	\$120.00
4054	2/1/21	AW	PNC Bank Great-West Trust Co. LLC	\$275.00
4055	2/1/21	AW	Ohio Conference of Teamsters & Industry Healt	\$28,697.00

4056	2/1/21	AW	OTARMA	\$1,000.00
4057	2/1/21	AW	National DRIVE	\$3.00
4058	2/1/21	AW	MONCLOVA TOWNSHIP FIREFIGHTERS ASSOC.	\$87.00
4059	2/1/21	AW	Atlantic Emergency Solutions	\$716.07
4060	2/1/21	AW	ACE SANITATION	\$155.00
4061	2/1/21	AW	LUCAS COUNTY ENGINEER	\$2,403.00
Total				\$235,234.64

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual Warrant, WS - Special Warrant, CH - Electronic Payment Advice, EP - Payroll EFT, EW - Withholding Voucher, IL - Investment Loss, SV - Special Voucher, MR - Memo Receipt, POS ADJ - Positive Adjustment, NEG ADJ -

Status: O - Outstanding, C - Cleared, V - Voided