

Working Session 4:45 PM:

This virtual meeting is for the purposes of agenda review; staff discussions with Board.

General Session:

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

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

Moved by Trustee Hoecherl, seconded by Trustee Craig, to dispense with the reading of the May 3, 2021 minutes and approve as submitted by Fiscal Officer Pike. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Moved by Trustee Hoecherl, seconded by Trustee Craig, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$154,431.43. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Lt. Jonathon Leach, Lucas County Sheriff's Department, reviewed activities since last month. Leach spoke of damage to vehicles last Friday morning at a Toledo Express Airport lot. The Department is also working with Anthony Wayne School District regarding traffic issue at Monclova and Waterville-Monclova Road in an effort to obtain a better traffic pattern. Trustee Hoecherl asked Sheriff's deputies for attentiveness regarding recreational non-licensed vehicles on the roadway such as golf carts and four wheel drive vehicles. Speed sign, as noted by Administrator Grim, is moving around the township.

Correspondence:

Of significance, the Board received a response from their letter to the United States Postmaster General urging a return to local mail sorting. The request was denied.

Fiscal Officer's Report:

Fiscal Officer Pike was not present, but Chair commented on budget process. Chair noted economic development receipts that indicate COVID did not significantly impact the township's receipts.

Old Business:

None

Public Hearing:

Hoecherl moved to close the General Session and open the public hearing on file Z17-C370; seconded by Lang. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Applicant is asking for a continuance due to the fact that the Lucas County Engineer rejected the work that was performed on the traffic study due to it being incomplete and inconsistent.

Hoecherl expressed concern about zoning case, citing the following: Traffic study was requested and has been anticipated since February. Study, performed by the applicant's engineer, was submitted to the county recently. Lucas County considered the work incomplete and inconsistent and thus rejected the study. Hoecherl (5:48 PM) stated that the case began February 1st with no preliminary site plan, though one was asked for by staff. Zoning Administrator Eric Wagner informed Trustee Hoecherl in a previous conversation that he cannot remember any

zoning change request without a site plan. Hoecherl went on to state that at the Board of Trustees' hearing a site plan was asked for. Township staff received a site plan two days after hearing but dated date of hearing. Preliminary site plan shows 346 housing units – the entire subdivision will use a Black Road entrance. Lucas County Engineer Mike Pniewski stated that any improvement would be 100% on Monclova Township. Turn lane would be the developer's responsibility. Improvement to any intersection, be it Black and Waterville-Monclova Roads or Black and Stitt Roads would be split 50/50 with Lucas County and Monclova Township. Local property tax is primary source for Monclova Township. 84% of the proposed development is in the City of Maumee. 16% in Monclova Township. Maumee would bear no responsibility for any improvement. Maumee's portion of development has been approved. Maumee's site is denser than what the township allows. Latest census shows that City of Maumee population has decreased 700 people. Per Engineer's Office, a plan to have an exit over the railroad tracks going east, which is what the developer stated is their desire, would be the responsibility of developer to secure. Monclova Board of Trustees has not seen any documentation for the crossing. Traffic study that was performed by an engineering firm for developer which was labeled as incomplete and inconsistent. Plat map-does not show where utilities are coming from. Fire Chief and Lucas County Engineer are currently working on traffic issues at Waterville-Monclova and Monclova Roads, which would be further complicated by the subdivision. The hearing has been continued seven times with no additional information. Hoecherl called for an up or down vote tonight.

Trustee Craig stated that many of the points that Trustee Hoecherl made he agrees with, but we have gone to great lengths to obtain additional information and be fair to residents as well as property owner. What's so unusual is that over 80% of the proposed subdivision is in Maumee. Black Road low volume road. Trustees asked for traffic study. Unhappy that didn't get a drawing at the first hearing. Had to ask several times before finally being submitted. Traffic will be dependent on crossing. No information has been provided. In the next few years, farm across the street will most likely go residential. We made a typical ask for information. They have spent money on traffic study. Let's give them time but set a time limit.

Hoecherl stated that the township has asked for information as we've gone long. We've initiated a lot of conversation. We're driving ship and it's not a priority from applicant. It is a priority for the residents. Seven continuances. Craig stated since they have spent money on traffic study, we should give them time. Give them to September.

Lang stated that we have to give a better strategy to the residents versus them calling in at every meeting. Lang stated that she did not believe she was causing any undue burden on the applicant as they had to do a traffic study at some point any way. We were trying to give ourselves enough information to make a decision. Straight up zoning does not require a traffic study. We're asking for information that we shouldn't have been asking. Craig stated he's inclined to give applicant more time.

Hoecherl stated (6:04 PM) that the Board tries to be business friendly as much as possible. In hindsight, we should have voted that first hearing but developer did not have ducks in a row and the township gave them the benefit of the doubt asking for more information. Not opposed to giving them more time. Lang does not believe she is causing a hardship by denying. They can come back and reapply. Craig questioned penalties and holding time before they can apply again.

Hoecherl asked if he summarized accurately what has happened accurately. Hoecherl asked about process if this is turned down.

Wagner – they could reapply immediately. It will be a different application for the county and their agencies to review as well as the Zoning Commission, as now there would be plan attached. Would get a staff report, etc. Lang wondered if Lucas County is holding this up. Not sure what developer is doing. Not sure what Maumee is doing. Maumee suggested annexation. With this amount of time, is something else going on. Very disappointed. We need to do what's right for Monclova. Prepared to make a motion. Craig would like to see it continued.

Craig commented on two options: Give them a motion to continue with a deadline and then vote at that time; or note now. We were recognizing the residents' concerns. So many continuances. Trying to be fair to both sides.

Lang stated that if applicant has to re-apply, the Lucas County Plan Commission will have more information. Zoning Commission will have better information.

Craig stated that Maumee being 80% of the development skewed what the developer was doing.

Hoecherl stated he could bend and give them some time. Not sure what will change from now until then. Would have voted it down back in February due to minimal information. Suggested September 20th continuance, per Craig's recommendation.

Lang stated she wants to be a team player. Staff had a mediocre to bad experience in meeting with developer and his agent. But really want to work together.

Hoecherl stated that he could support a continuation until September 20th 2021. Grim stated that he previously sent a list to the applicant with items that the developer needed to address. Isaac then stated that they were prepared to respond to all items but no information has been given to the township. Grim questioned if applicant returned to the township during the summer, better prepared to move forward, would the trustees accommodate? Hoecherl confirmed that if approved, the continuance to September would be adhered to. Applicant could withdraw his application if he desired. Craig asked for the traffic study with county comments 30 days prior to hearing. Lang stated that the township should not be placing any further conditions on the motion. It is a continuance. If information is not received, the trustees should vote accordingly. Hoecherl acknowledged Lang's comments.

Hoecherl moved to continue file Z17-C370 until September 20, 2021 at 5:45 PM. Motion was seconded by Lang. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Hoecherl motioned to move back to General Session; seconded by Lang. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

New Business:

Department Reports:

Zoning: Zoning Administrator Wagner spoke with the Board regarding his report.

Law Director:

Fire~Rescue: Fire Chief Bernhard reviewed monthly statistics for April. Each month busier than previous years. Calls for 2021 up 100 calls from last year.

Hoecherl to accept the resignation of Paul Nieberding from the Fire Department effective April 29, 2021; Ryan Goodrick from the Fire Department effective May 1, 2021; and Brian Perkins from the Fire Department effective May 31, 2021. Seconded by Lang. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Fire Chief discussed meeting with staff from the Office of the Lucas County Engineer regarding Monclova Road and Waterville-Monclova Road. Engineer noted that the congestion is also causing issues at Albon and Monclova Roads' intersection.

Drug Take Back Day received about 50 pounds of medication.

Railroad closure at Monclova Road will be happening this summer. Will be meeting with McLaren's St. Luke's Hospital regarding the closure. Hoecherl added that the tracks could be closed 90 days.

Road Maintenance: Superintendent Bucher commented on potential roundabout at Albon and Monclova Roads. Questioned if sidewalk was constructed, would it be removed by roundabout.

Historical Foundation: Current Foundation representative Trustee Craig reviewed financial information from Historical Foundation. Remain solvent and are keeping up repairs. Ceiling cracks are being looked at. Craig commented that the MHF was very pleased with the Boards' financial action from the last meeting.

Township Administrator's Report:

Administrator Grim reported on the 2021 road project. Hoecherl moved, Craig seconded, to approve the contact with Buck Pavement Restoration, LLC for the 2021 Monclova Township Crack Sealing Program. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Grim commented on Fallen Timbers drainage issue. Should be resolved within the next couple of months, has been an issue for years.

Administrator Grim noted that Fiscal Officer Pike hand delivered items to Board of Elections for police levy renewal. The township now awaits for the BOE to send us draft ballot language for formal approval.

Hoecherl commented on Governor DeWine relaxing guidelines for COVID. He is looking for options for township residents to attend in-person or virtually. Looking at hybrid meetings, most likely in July. June meetings will be virtual.

Citizen Comment:

Adjournment:

Moved by Lang, seconded by Craig, to adjourn at approximately 6:50 PM. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 06/07/2021

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.

Payment Listing

Year 2021

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
121-2021	05/05/2021	05/13/2021	CH	Payroll	\$50,634.92	O
122-2021	05/17/2021	05/13/2021	CH	Ohio Deferred Comp	\$1,215.00	O
123-2021	05/17/2021	05/13/2021	CH	Republic Services	\$73,041.70	O
124-2021	05/17/2021	05/13/2021	CH	TRI-COUNTY FUELS	\$563.65	O
125-2021	05/17/2021	05/13/2021	CH	TRI-COUNTY FUELS	\$887.42	O
126-2021	05/17/2021	05/13/2021	CH	TRI-COUNTY FUELS	\$154.47	O
127-2021	05/17/2021	05/13/2021	CH	TRI-COUNTY FUELS	\$772.03	O
128-2021	05/17/2021	05/13/2021	CH	HOME DEPOT CREDIT SERVICES	\$365.84	O
129-2021	05/17/2021	05/13/2021	CH	STAPLES CREDIT PLAN	\$255.66	O
130-2021	05/17/2021	05/13/2021	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$11,549.86	O
131-2021	05/17/2021	05/13/2021	CH	OHIO POLICE & FIRE PENSION FUND	\$6,026.76	O
4272	05/17/2021	05/13/2021	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
4273	05/17/2021	05/13/2021	AW	Teamsters Local 20	\$504.00	O
4274	05/17/2021	05/13/2021	AW	National DRIVE	\$3.00	O
4275	05/17/2021	05/13/2021	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$86.50	O
4276	05/17/2021	05/13/2021	AW	Atlantic Emergency Solutions	\$269.16	O
4277	05/17/2021	05/13/2021	AW	INTERLIGHT CORP.	\$141.06	O
4278	05/17/2021	05/13/2021	AW	McKesson	\$168.21	O
4279	05/17/2021	05/13/2021	AW	Reveille	\$3,215.00	O
4280	05/17/2021	05/13/2021	AW	Sanderson Law Offices LLC	\$2,590.00	O
4281	05/17/2021	05/13/2021	AW	TRIOTECH CORPORATION	\$305.50	O
4282	05/17/2021	05/13/2021	AW	THOMAS EQUIPMENT, INC.	\$338.47	O
4283	05/17/2021	05/13/2021	AW	Swan Creek Landscaping	\$45.00	O
4284	05/17/2021	05/13/2021	AW	Fisher Auto Parts, Inc.	\$120.31	O
4285	05/17/2021	05/13/2021	AW	WOOD COUNTY IMPLEMENT	\$533.84	O
4286	05/17/2021	05/13/2021	AW	FORREST AUTO SUPPLY	\$66.27	O
4287	05/17/2021	05/13/2021	AW	INTERSTATE BATTERIES	\$512.80	O
Total Payments:					\$154,641.43	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$154,641.43	

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, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

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

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.