

**Working Session 4:45 PM:**

For the purposes of: Obtaining signatures for payment of the bills; 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 at 5:30 PM.

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

Sgt. Chris Curley, Lucas County Sheriff's Department, reviewed activities since last month. Spoke regarding dog biting issue has been referred to the Prosecutor's Office. Hoecherl and deputy spoke regarding dispatching and road and address sequencing issue.

Moved by Trustee Hoecherl, seconded by Trustee Vicary, to dispense with the reading of the February 7, 2022 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Moved by Trustee Hoecherl, seconded by Trustee Lang, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$319,330.30. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

**Correspondence:**

Of significance, notice that St. Luke's OccuHealth is under new owner operator. Address has not changed.

**Fiscal Officer's Report:**

Fiscal Officer Pike reviewed appropriations planning. Pike stated that what is being presented is fairly similar to information given to the Board previously. CARES Act fund, which is a new fund, was noted. In 2022 the township will be spending more money than it is bringing in. Road costs are expensive. General Fund healthy, but keeps going down each year. Mostly due to roads. Interchange, fire, etc. have been larger financial commitments of late. \$100,000 being transferred from the General Fund to police fund to fully cover the Sheriff's contract. Budget meeting in June will go into more detail. Lang confirmed appropriation are not set in stone. Pike noted that it's a budgetary guideline. Should be close to expenditures and receipts. Lang noted that interchange investment should be recouped as development progresses.

Lang moved, Vicary seconded, to approve Resolution 0222022-01 Township Annual Appropriations in the amount of \$9,166,695. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Fiscal Officer Pike noted that year-end financials will be presented at the March 7<sup>th</sup> meeting. Additionally, Pike reported that he is changing platforms for off-site document storage with a cost saving of approximately \$7-8,000.

Lang moved to and enter into a public hearing for file M-23-21, Comprehensive Plan. Seconded by Vicary. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes. Lang requested Zoning Administrator to give review. Wagner noted diversity of committee; survey; meetings; hearing at Plan Commission level as well as Zoning Commission level.

Glenn Grisdale, Reveille, presented information. Reveille and the committee reviewed existing conditions, trends, strategy. There was extensive community outreach. Grisdale gave assessment of community survey, which had a very good response rate. Looked at 1998 and 2007 plans. Looked at relativity to today's practices. Hoecherl noted 15% response rate. Grisdale agreed that response rate was very good. Outreach to different components-Community Center, Lucas County Sanitary Engineer, "downtown" property owner Dave Kerscher. These conversations helped frame in the town center approach. Broke township into 'planning areas.' Spoke of a hypothetical future Planning Commission hearing that could look at planning area and note environmental conditions, infrastructure, and capital improvement plan; then could reference land use map.

Two main themes-connectivity (social aspects like destinations-community center, parks) and sustainability. Connectivity reviewed. Grisdale spoke of recommendations. TMACOG and roadways and bike paths. Grisdale stated that they looked at old plat maps. Synergy of neighborhood in old town area. Grisdale spoke of sustainability strategy with six themes. Possibly updated zoning resolution. Added map that will help promote consistent planning. Presentation ended at 6:09 PM.

Hoecherl asked about connectivity and sidewalks. Grisdale spoke of decisions based on comprehensive good of the community.

Lang spoke of rural community. Is there a compromise for everyone having sidewalks? Grisdale-Use existing bike lanes. Eber Road assigned as a 'share the road.' Grisdale spoke of previous Open Space Preservation Program and Township Enhancement Fund. Can be used specifically for bike path connectivity. Tactically deploy to promote connectivity.

Questions and commentary from the Board of Trustees included density conversation, neighborhood commercial, Monclova Road Overlay District. Lang commented on update the Overlay District and possible Overlay in our economic districts.

Lang spoke of Safe Routes to School. Administrator Grim had previously investigated this and sidewalks along Albon and Monclova route. Grim stated that it comes down to funding. In terms of Safe Routes to School, Grisdale spoke of beneficiaries from kindergarten to eighth grade mapping. Strategies and submittal yearly. Lang asked Zoning Administrator about mapping economic zones.

Vicary questioned extension of Keener Road. Grisdale noted connectivity. Traffic pinch points could be alleviated.

Lang called for public comments, for or against the proposed document.

No one came forward.

Lang asked if someone simply had questions.

Kelly Nehay, Monclova Road, asked about survey communication. Grisdale noted website, articles in The Mirror, outside sign (and township newsletter).

Discussion regarding continuing hearing to the next meeting. Lang stated that she did not want to close the public hearing portion of the hearing to allow for public input into the next meeting. Lang asked her fellow trustees if they desired to continue the hearing to allow for further reading and inquiry. Hoecherl stated his desire to continue the hearing. Vicary concurred

Lang believed it was an opportunity for the trustees to gain more input.

Lang moved to continue the hearing to March 7 at 5:30 PM for file M-23-21, Comprehensive Land Use Plan.

Seconded by Hoecherl. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Hoecherl moved to return to General Session. Seconded by Lang. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

#### **Old Business:**

Hoecherl moved, Vicary seconded, to approve Resolution Number 02222022-05, Code of Conduct. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Regarding the Board of Zoning Appeals appointment to fill the unexpired term, the Board asked for Zoning Administrator's feedback on candidate Keith Stewart. Hoecherl commented on Candidate Limes and his previous experience on the JEDD Board. Vicary moved to name Darrel Limes to the Board of Zoning Appeals, term commencing immediately and ending February 21, 2025. Seconded by Lang. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

### **New Business:**

#### **Department Reports:**

Zoning: Zoning Administrator Wagner spoke with the Board regarding nuisance mound issue has been nearly mitigated.

Wagner noted (6:44 PM) that two members of the Zoning Commission inquired about properties being 'subject to plat.' Wagner gave history of this concern. 'Subject to plat' gave county input into project, though no longer used as a tool. Wagner estimating that at the most, there are 4-5 properties in the township that hold 'subject to plat' designation. To arbitrarily remove the 'subject to plat' could be considered a taking as the property owner may still want the designation. Designation can offer help in monitoring a particular use. Two Zoning Commission members expressed concern about leaving the properties with that designation. It has been a topic of discussion in two meetings. These two members wanted trustees' input in terms of action direction. Trustees were in agreement to take no action. Wagner will communicate with Zoning Commission on the matter.

Hoecherl asked about Monclova Road zoning issue. Hoecherl queried if it made sense for the township to re-zone the property. Wagner will obtain a legal opinion.

Hoecherl asked about Buckeye Real Estate Group in Blystone Valley subdivision plat 10.

Hoecherl commented on storage facility on North Jerome. Hoecherl stated his opinion that it is not the highest and best use of JEDZ and TIF area. While that project's existence cannot be challenged, Hoecherl noted that there are three storage facilities in the township. He would propose moratorium on storage units, especially in economic districts.

Lang stated we need overlay for those districts. Wagner will seek a legal opinion.

Fire~Rescue: Fire Chief Bernhard reviewed monthly statistics for January.

Hoecherl moved, Lang seconded, to accept the resignation of Steve Sutherland from the Fire Department effective February 28<sup>th</sup>, 2022. Lang thanked Mr. Sutherland for his five years of service.

Chief commented on dorm plans and the possible use of the American Rescue Plan funds. Asked for approval to seek architectural design to be more aware of funding needs. Discussion. Chief-Does this project rank high enough that it is worth getting quotes on design and estimates. Pike-Is there a chance that this project would be on the radar. Grim-Need to be able to go to architect for general pricing. Board was in agreement for Chief to proceed with ballpark cost estimates.

There was also general discussion on ARP funds. Lang commented on the list of potential projects. Expanding this building is not something she is interested in.

Continued discussion regarding project priority, etc.

Road Maintenance: Superintendent Bucher commented on equipment purchase issues (7:10 PM). Several previously approved pieces of equipment are either no longer being build, or are simply not available as far as the specific brand that Bucher received approval for. Bucher will now need to modify his request to match available inventory. Lang asked for more information. Bucher will provide more information on equipment as he investigates what inventory is available.

Historical Foundation: Current Foundation representative Trustee Vicary. Supplies for bathroom are in. Spoke of November event; finances looking strong.

**Township Administrator’s Report:**

Administrator Grim reported on resurfacing project. Hoecherl moved, Vicary seconded, to approve Resolution Number 02222022-02, to Approve plans and permission to advertise the 2022 Monclova Township OPWC Resurfacing project. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Lang moved, Vicary seconded, to approve Resolution 02222022-03, to Approve the Joint Cooperation Agreement and permission to advertise the 2022 Crack Sealing Program between Monclova Township and Lucas County. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Lang moved, Hoecherl seconded, to approve Resolution 02222022-04, Authorizing participation in the State of Ohio Department of Administrative Services Cooperative Purchasing Agreement. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Discussion regarding pond issue in Fallen Timbers Fairways. The county is attempting to mitigate the issue. Grim gave specifics. This is an issue that the township is attempting to help our residents with, though the resolve rests with the county. Lang suggested that residents reach out to their county commissioners as township resources to aid cannot continue. Grim noted that he will have more information about a subcontractor’s efforts by tomorrow.

**Citizen Comment:**

None

**Executive Session:**

Moved by Lang, seconded by Hoecherl, to close General Session and move into Executive Session for the purposes of discussing employment of a public employee. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

Moved by Lang, seconded by Hoecherl, to return from Executive Session and enter into General Session. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

**Adjournment:**

Moved by Lang, seconded by Hoecherl, to adjourn at approximately 8:35 PM. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Vicary, yes.

ATTEST: \_\_\_\_\_  
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 03/07/2022

\_\_\_\_\_  
Barbara S. Lang

\_\_\_\_\_  
Charles V. Hoecherl

\_\_\_\_\_  
Trudy Vicary

Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at [monclovatwp.org](http://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 2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
40-2022	02/09/2022	02/17/2022	CH	VERIZON WIRELESS	\$58.51	O
41-2022	02/22/2022	02/17/2022	CH	Padgett Business Services	\$100.58	O
42-2022	02/16/2022	02/17/2022	CH	TRI-COUNTY FUELS	\$3,754.74	O
43-2022	02/22/2022	02/17/2022	CH	OHIO POLICE & FIRE PENSION FUND	\$5,783.48	O
44-2022	02/22/2022	02/17/2022	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$12,856.99	O
45-2022	02/09/2022	02/17/2022	CH	Payroll	\$52,542.55	O
4807	02/22/2022	02/17/2022	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
4808	02/22/2022	02/17/2022	AW	National DRIVE	\$3.00	O
4809	02/22/2022	02/17/2022	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$80.00	O
4810	02/22/2022	02/17/2022	AW	SUPERIOR UNIFORM SALES, INC.	\$176.99	O
4811	02/22/2022	02/17/2022	AW	RELIANCE OXYGEN & EQUIPMENT	\$146.20	O
4812	02/22/2022	02/17/2022	AW	BGSU BURSAR'S OFFICE	\$495.00	O
4813	02/22/2022	02/17/2022	AW	FORREST AUTO SUPPLY	\$36.43	O
4814	02/22/2022	02/17/2022	AW	R.S.V.P. Vehicles	\$396.44	O
4815	02/22/2022	02/17/2022	AW	BOUND TREE MEDICAL, LLC	\$732.41	O
4816	02/22/2022	02/17/2022	AW	TRIOTECH CORPORATION	\$415.75	O
4817	02/22/2022	02/17/2022	AW	HAROLD GRIM	\$7.03	O
4818	02/22/2022	02/17/2022	AW	Ohio Utilities Protection Service	\$733.46	O
4819	02/22/2022	02/17/2022	AW	Trudy Vicary	\$216.27	O
4820	02/22/2022	02/17/2022	AW	AT & T	\$480.90	O
4821	02/22/2022	02/17/2022	AW	Joseph Spears	\$52.25	O
4822	02/22/2022	02/17/2022	AW	Murphy Tractor & Equipment Co. Inc	\$1,650.95	O
4823	02/22/2022	02/17/2022	AW	Swan Creek Landscaping	\$145.00	O
4824	02/22/2022	02/17/2022	AW	FASTENAL COMPANY	\$21.31	O
4825	02/22/2022	02/17/2022	AW	IMAGE GROUP	\$824.52	O
4826	02/22/2022	02/17/2022	AW	CERTIFIED POWER, INC.	\$105.50	O
4827	02/22/2022	02/17/2022	AW	D & R OUTDOOR POWER EQUIPMENT, LLC	\$58.24	O
4828	02/22/2022	02/17/2022	AW	Ohio Fluid Products company	\$338.16	O
4829	02/22/2022	02/17/2022	AW	84 LUMBER	\$647.92	O
4830	02/22/2022	02/17/2022	AW	Fisher Auto Parts, Inc.	\$296.68	O
4831	02/22/2022	02/17/2022	AW	ALL SPRAY	\$539.20	O
4832	02/22/2022	02/17/2022	AW	THOMAS EQUIPMENT, INC.	\$177.47	O
4833	02/22/2022	02/17/2022	AW	PERRYSBURG PIPE & SUPPLY CO.	\$393.75	O
4834	02/22/2022	02/17/2022	AW	GENERAL PRO HARDWARE	\$47.86	O
4835	02/22/2022	02/17/2022	AW	A & A SAFETY, INC.	\$114.00	O
4836	02/22/2022	02/17/2022	AW	THE MIRROR	\$285.00	O
4837	02/22/2022	02/17/2022	AW	FOUR COUNTY CAREER CENTER	\$1,694.17	O
4838	02/22/2022	02/17/2022	AW	Emerge	\$850.00	O
4839	02/22/2022	02/17/2022	AW	LUCAS COUNTY ENGINEER	\$25,711.50	O
4840	02/22/2022	02/17/2022	AW	Barbara Lang	\$599.38	O
4841	02/22/2022	02/17/2022	AW	Gavin Pike	\$409.00	O
4842	02/22/2022	02/17/2022	AW	Lucas County Sheriff	\$197,595.77	O
4843	02/22/2022	02/17/2022	AW	McKesson	\$7,480.94	O
Total Payments:					\$319,330.30	
Total Conversion Vouchers:					\$0.00	

**Payment Listing**

Year 2022

Total Less Conversion Vouchers:           \$319,330.30

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.