

These meeting minutes are intended to provide a summary of discussions and actions taken, not a verbatim or exhaustive record of all comments, attendees, or proceedings. The official record of each meeting is the audio recording, which is available for those seeking full context or specific details.

Working Session 4:45 PM:

For the purposes of: Obtaining signatures for payment of the bills; updates from Township Administrator Hampton; 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 trustees: Barbara Lang, present; Deborah Stevens-Laux, present; Chuck Hoecherl, present.

Lang moved, Hoecherl seconded, to adopt the agenda. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Moved by Trustee Hoecherl, seconded by Trustee Laux, to dispense with the reading of the regular meeting of June 1, 2026 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Public Hearing regarding the 2027 Budget commenced with Chairperson Lang calling on Fiscal Officer for a summary of planning documents and proposed 2027 budget.

Fiscal Officer Pike noted that the township collects just under \$15 million. Forecasting expenditures of \$17.5 but that number does not suggest a budget deficit as the process for governmental accounting is different than general commercial accounting. Pike also noted that the township has never fully expended what has been listed into the budget. Pike noted Capital Budget projections. Pike reviewed line items, noting employee expansion in Administration, Public Works, and Fire-Rescue. Hoecherl commented on investing in equipment.

Laux moved, Lang seconded, to approve Resolution No. 06152026-01 Monclova Township Budget for the 2027 Fiscal Year. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Moved by Trustee Laux, seconded by Trustee Lang, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$725,227.45. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Laux moved, Lang seconded to recess from General Session and enter into scheduled public hearing. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Chairperson Barbara Lang administered the public's oath en masse. Lang explained the process of compartmentalizing the proposed changes to add clarity to discussion.

Public Hearing-Z17-C390 Four Text Amendment Proposals:

Wagner gave a review of the Conditional Use language (Section 8.5). Noted Zoning Commission recommendation.

Lang asked if Law Director Sanderson had any additional comment. Adds protection to community. BZA is quasi-judicial board. Will allow property owners to use property but will protect.

Items discussed include but not limited to:

- Current proposal changes conditional use language from stronger prescriptive wording to broader, discretionary wording (text moved from "require" to "include" and phrasing that is "not limited to").
- Law Director Sanderson and a trustee cautioned that substituting "shall" for "may" constrains BZA discretion; conversely some residents argued that weaker language weakens community protections.
- Public comment emphasized clarity: Residents want concrete, enforceable protections for health and neighborhood impacts rather than open-ended discretion.
- Next step: Staff to rewrite the section to remove ambiguity, define required items vs discretionary measures, and present clarified language for the continued public hearing.

Lang moved to recess the public comment portion of the hearing but will return to it for the other three proposed sections. Seconded by Laux. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Generators (Section 9.3)

- New language addresses auxiliary electric generators across residential, commercial, and industrial zones. Portable/mobile units are only permitted for emergency use; the draft focuses on permanently installed units for new applications, meaning current uses would be grandfathered.
- Key policy issues raised: fuel type (diesel vs natural gas/propane/electric); noise (no specific decibel limit currently in the zoning text; public cited up to 110 dB for some generators); odor/air emissions; screening/enclosures; rooftop placement; and cumulative impacts from multiple installations (e.g., data centers).
- Residents urged stronger restrictions. Some proposed bans on diesel for commercial installations which Zoning Administrator Wagner noted language would include a ban on diesel.
- Discussion regarding separation distances such as 300 ft or wider.
- Attendee suggested placing governance in the hands of Homeowners Association. That suggested was invalidated, with Law Director Sanderson noting that homeowners would have to amend the HOA bylaws at State level and not all areas have HOAs.
- Zoning Administrator Wagner noted existing tools such as site-plan review, Noise Resolution, nuisance code section, screening requirements, and emergency-use designations). Trustees discussed measurable limits such as fuel-type restrictions and placement rules.
- Next step: Draft more precise, measurable rules (e.g., fuel/type limits, required enclosures/screening, and distance limits) and return language for review at the continued hearing.

Lang moved to close that portion of public hearing that accepts public comment. Seconded by Hoecherl. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Lang commented on intent to create protections, but while doing so it has created questions. New zoning classification, similar to Waterville Township could address generator language. Noise Resolution does not talk about frequency. If we become Limited Home Rule, would that have an impact.

Hoecherl remarked on the proposed language that would now ban diesel all together.

Hoecherl commented on codifying it and take BZA out of the language. Hoecherl (6:28 PM).

Laux stated her belief that commercial and residential applications should be separated. Laux did not believe HOAs should be brought into it.

Joint Economic Development areas-

Zoning Administrator Wagner remarked on economic zones and districts designed for economic development opportunities and tax basis. Proposed language would require that the businesses have employees and prohibit automated or low-employment operations.

Zoning Commission suggested removing minimum number and require a certain number of on-site employees during operating hours.

Law Director Sanderson discussed using a measurable metric, e.g. full-time-equivalent employees per square footage instead of an arbitrary fixed number.

Lang moved to open public comment regarding this proposed change; seconded by Laux.
Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Public Concerns: Avoid unintentionally excluding legitimate small businesses such as bakeries, gas stations, small restaurants, while also discouraging low-employment uses like the self-storage facility or car washes, noting that those types of businesses yield little local employment or tax base.

Hoecherl closed that portion of the hearing that accepts public comment; seconded by Laux.
Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

This portion of the proposed text change is tabled so staff can refine measurable, scalable metrics, e.g., employees per sq ft and possible rules regarding multiple buildings on one site.

Township Administrator Hampton commented on communities that have done this. Suggesting tabling and let him discuss with colleagues in Cincinnati and Columbus.

Public notice and legal-notice modernization

Zoning Administrator reviewed language and stated that Ohio is trying to modernize notices. Proposed language notes State website, jurisdiction's website, and social media postings.

Law Director Sanderson stated that it is important to get notices in line with Ohio Revised Code. ORC requires one publication 30 days before a hearing and provides multiple acceptable notice methods.

Lang moved to open the hearing for public comment; seconded by Laux. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

-Generally speaking, attendees raised concern that listing several alternatives can hide notices.

Law Director Sanderson pointed out that this is language directly from the Ohio Revised Code.

Lang close public comment. Seconded by Hoecherl. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

- Consensus among trustees and staff: Maintain ORC compliance but standardize to continue transparency and accessible methods of notices. Mentioned: Legal Notices and public hearing have been occurring on the township website for 20+ years.

Administrator Hampton remarked on staff onus to provide consistency; specialized publication and signed affidavits for specific legal contexts, e.g. OPWC bid projects that require affidavit and printed publication.

Hampton noted that ORC language must be kept, which lists all three components as "or" options.

Trustee Lang commented on behind-the-scenes operations such as staff maintaining social media records for compliance and archiving.

- Next step: Staff to incorporate ORC language but also incorporate procedural language in a resolution that will specify the township website as primary outlet, define when newspaper publication or affidavits are required, and establish an internal standard operating procedure.

Staff will coordinate with legal counsel as recommended, and schedule the continued public hearing once revised drafts are ready (a specific continuation date will be set by staff).

Laux noted consistent posting on website. Lang commented on on-site signage for zoning changes as well.

Lang moved to adopt the change to Sections 15 and 16 and continue the remainder of Z17-C390 to allow staff to revise draft language. Seconded by Laux. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes

Lang reviewed expectations, stating she is expecting rewritten drafts addressing (a) BZA conditional-use clarity (required vs discretionary), (b) generator rules with measurable limits (fuel-type, decibel/screening/placement, aggregation), (c) JEDZ/JEDD measurable employment metrics, and (d) standardized, ORC-compliant public-notice procedure.

Hoecherl moved to close this evening's hearing and return to General Session; seconded by Laux. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes

Old Business-Roundabout at Albon and Monclova Roads now scheduled for June 22nd. Project will not move forward until utility poles are removed. Administrator Hampton commented on the roundabout project at Albon and 20A being in jeopardy and may be tabled until next year. He stated that this possible new timeframe may necessitate return to DIC for extension.

Hampton addressed Trustee Hoecherl's concern about post office accessibility, stating that he met with the postmaster from Monclova and they have a plan when intersection at Monclova and Waterville-Monclova Roads is closed for roundabout construction.

Township Administrator's Report:

Electronic sign discussion. Could re-purpose to Providence Township. Hoecherl moved to transfer to current electronic for \$1. Seconded by Laux. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes

Hampton discussed possible re-visit for placing Limited Home Rule before the voters. The request to be a LHR township is not for more government but rather having the tools in our toolbox. State legislation deregulating items, in particular zoning or enforcement issues such as noise or nuisance matters.

Continued discussion regarding zoning and Limited Home Rule this path. Should the township desire a ballot issue this fall, would need to do work to present in July.

Hoecherl stated that we need to communicate that we can improve our community and neighborhood by being LHR.

Trustees were given information that currently the issue must go before the electorate, but by the year 2030 Monclova Township will have population over 15,000 and the board can adopt Limited Home Rule legislation if unanimous.

Department Reports:

Zoning: Zoning Administrator Wagner spoke with the Board regarding Waterville Township's potential new zoning classification. Trustee Lang received confirmation that when Monclova Township follows suit, we would then remove Conditional Use for Data Centers.

Lang commented on Wagner's report management and changes that need to be made to enhance time management.

Public Works: Superintendent Holland commented on columbarium installation. Gave review of current projects.

Lang moved, Hoecherl seconded, to name the John Deere 6420 Tractor, township inventory item #2225, as obsolete and remove from township inventory; further moved to dispose of this item through GovDeals. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Laux moved to name the Woods Batwing mower, township inventory item #2224, as obsolete and remove from township inventory; further moved to dispose of this item through GovDeals; seconded by Lang. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

Fire~Rescue: Chief Homik reviewed monthly statistics for May – 193 incidents. Noted Safety Township program. No actionable requests for this evening's meeting

Citizen Comment:

Risa Sindel

Lyn Cox

Upon request from resident to state stance on general possibility of a data center, Hoecherl commented that he is not in support of hyper-scale data centers. Commented on litigation possibilities.

Lang re-stated her opinion that proclaiming a stance in advance of any possible request and subsequent hearing may jeopardize her ability to participate and vote in possible hearing. She may need to recuse herself. Thus, she will not make an advance statement but believes her actions such as being in support of a new zoning classification for data centers shows her beliefs.

Adjournment:

Moved by Lang, seconded by Laux, to adjourn at approximately 7:30 PM. Mr. Pike called roll: Lang, yes; Stevens-Laux, yes; Hoecherl, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 07/06/2026

Barbara S. Lang

Deborah Stevens-Laux

Charles V. Hoecherl

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

UAN v2026.2

Year 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
176-2026	06/10/2026	06/11/2026	CH	Payroll	\$98,573.16	O
177-2026	06/10/2026	06/11/2026	CH	Empower Trust Company	\$75.00	O
178-2026	06/10/2026	06/11/2026	CH	Ohio Deferred Comp	\$1,690.00	O
179-2026	06/10/2026	06/11/2026	CH	Monroe County Friend of the court	\$183.68	O
180-2026	06/10/2026	06/11/2026	CH	HR Butler	\$298.07	O
181-2026	06/10/2026	06/11/2026	CH	TRI-COUNTY FUELS	\$2,066.01	O
182-2026	06/10/2026	06/11/2026	CH	TRI-COUNTY FUELS	\$1,952.99	O
183-2026	06/15/2026	06/11/2026	CH	Republic Services	\$95,119.86	O
184-2026	06/17/2026	06/11/2026	CH	TRI-COUNTY FUELS	\$1,381.42	O
185-2026	05/31/2026	06/11/2026	CH	misc vendor posting	\$80.03	O
186-2026	05/31/2026	06/11/2026	CH	Signature Bank, NA	\$6.00	O
8138	06/15/2026	06/11/2026	AW	Jam Best-One	\$4,652.23	O
8139	06/15/2026	06/11/2026	AW	The JDI Group	\$7,007.00	O
8140	06/15/2026	06/11/2026	AW	Penn Care, Inc.	\$1,330.12	O
8141	06/15/2026	06/11/2026	AW	Teleflex	\$849.00	O
8142	06/15/2026	06/11/2026	AW	Henry Schein, Inc.	\$337.84	O
8143	06/15/2026	06/11/2026	AW	Corporate Intelligence Consultants	\$324.25	O
8144	06/15/2026	06/11/2026	AW	Operative IQ	\$5,880.00	O
8145	06/15/2026	06/11/2026	AW	BRONDES FORD	\$232.08	O
8146	06/15/2026	06/11/2026	AW	Fisher Auto Parts, Inc.	\$509.72	O
8147	06/15/2026	06/11/2026	AW	Century Equipment	\$163,163.94	O
8148	06/15/2026	06/11/2026	AW	Bluffton Aeration Service, Inc.	\$2,404.13	O
8149	06/15/2026	06/11/2026	AW	State Chemical	\$205.35	O
8150	06/15/2026	06/11/2026	AW	INTERSTATE BATTERIES	\$72.00	O
8151	06/15/2026	06/11/2026	AW	HEI-Way Premium Asphalt Materials	\$757.50	O
8152	06/15/2026	06/11/2026	AW	McKesson	\$1,158.01	O
8153	06/15/2026	06/11/2026	AW	BLUEBEAM, INC.	\$260.00	O
8154	06/15/2026	06/11/2026	AW	MENARDS	\$755.79	O
8155	06/15/2026	06/11/2026	AW	Toledo Free Press	\$125.00	O
8156	06/15/2026	06/11/2026	AW	xerox business services LLC	\$186.01	O
8157	06/15/2026	06/11/2026	AW	LUCAS COUNTY TOWNSHIP ASSOC.	\$658.00	O
8158	06/15/2026	06/11/2026	AW	VERIZON WIRELESS	\$306.27	O
8159	06/15/2026	06/11/2026	AW	Teamsters Local 20	\$688.00	O
8160	06/15/2026	06/11/2026	AW	Monclova Township Professional FF Local 54	\$900.00	O
8161	06/15/2026	06/11/2026	AW	National DRIVE	\$3.00	O
8162	06/15/2026	06/11/2026	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$78.00	O
8163	06/15/2026	06/11/2026	AW	TRIOTECH CORPORATION	\$6,689.91	O
8164	06/15/2026	06/11/2026	AW	Jana Schultz	\$300.00	O
8165	06/15/2026	06/11/2026	AW	Michelle Case	\$300.00	O
8166	06/15/2026	06/11/2026	AW	FORREST AUTO SUPPLY	\$80.11	O
8167	06/15/2026	06/11/2026	AW	BOUND TREE MEDICAL, LLC	\$729.42	O
8168	06/15/2026	06/11/2026	AW	STONECO, INC.	\$1,051.05	O
8169	06/15/2026	06/11/2026	AW	FOUR COUNTY CAREER CENTER	\$1,500.00	O
8170	06/15/2026	06/11/2026	AW	LYDEN OIL CO.	\$459.20	O
8171	06/15/2026	06/11/2026	AW	Maumee Valley Memorials	\$22,800.00	O
8172	06/15/2026	06/11/2026	AW	BOWERS ASPHALT & PAVING, INC.	\$297,048.30	O

Payment Listing

UAN v2026.2

Year 2026

Total Payments:	<u>\$725,227.45</u>
Total Conversion Vouchers:	<u>\$0.00</u>
Total Less Conversion Vouchers:	<u>\$725,227.45</u>

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.