Monclova Township Board of Trustees October 19, 2026

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, Public Works Director Doug Holland, and Fire Chief Matt Homik; 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.

Lang moved, Hoecherl seconded, to amend the agenda to remove Item 5, Address the Board, as well as 10c Adoption of related resolution. This will be revisited at a later dated. Motion passed unanimously.

Public Safety

- The Lucas County Sheriff's Office increased patrols in response to resident concerns about speeding and racing, focusing on retail areas such as Briarfield Boulevard and Baymont Inn, as well as roundabouts used as informal raceways (02:14).
- In September, officers issued 26 citations, including 17 for speeding violations, aiming to deter unsafe driving and enhance community safety.
- The office responded to 322 calls for service, resulting in 34 police reports, reflecting a slight decrease from previous months (03:28).
- Domestic incidents were a major category of police reports due to Ohio law requirements for documentation, highlighting legal mandates.
- A traffic and safety study was requested for Weckerly Road between Salisbury and Maumee Western Roads to evaluate speed limits and lane widths, addressing resident safety concerns (45:43).

Zoning Amendments

- Amendments to conditional-use standards advanced, adding requirements for mitigation plans addressing construction disturbances such as mud and noise impacts, including source, intensity, and mitigation strategies (12:21).
- JEDZ regulations were updated to require businesses to have human employees, with new definitions for micro-markets and automated service facilities to clarify permitted uses and prevent passive income uses (13:53).
- The Board of Zoning Appeals' language was revised to remove the word "required," allowing flexibility and inclusion of escrow or bonding provisions for mitigation plans (31:54).
- Supplemental Regulation Section 9 was approved, with continued efforts to keep zoning aligned with the township's master plan and technological changes (33:49).

Economic Development

- A zoning text amendment was initiated to regulate commercial motor vehicle parking and prohibit unreasonable noise from stationary internal combustion engines, addressing concerns about truck idling and overnight parking (36:03).
- The township approved funding of $630,000 for the Riverfort Road expansion project, a $1.4 million industrial connector designed to improve access and attract development (44:10).
- Repayment of the township's investment is expected within six and a half years through tax revenues generated by new businesses, ensuring fiscal responsibility.
- Approval from partner jurisdictions Toledo and Maumee, as well as the JEDZ board, is required before project advancement, highlighting intergovernmental cooperation.
- Datacenter zoning work continues with outside legal counsel engaged, targeting completion before the moratorium expires in February (01:09:53).

Township Operations

- Laux moved, Lang seconded, to approve the minutes of the October 5, 2026 meeting, as submitted by the Fiscal Officer. Motion passed unanimously.
- Hoecherl moved, Lang seconded, to approve payment of the bills totaling $447,382.91, including $215,000 for sheriff services and $102,000 for refuse collection, reflecting significant operational expenses (08:40). Motion passed unanimously.
- Interviews are underway for a website redesign to enhance resident engagement and communication (47:28).
- Limited Home Rule outreach continues with a public information session scheduled for October 29.
- Mandatory sexual harassment training is nearly complete, with a few staff members pending make-up sessions.
- Public Works staff will receive Salt Smarter training to reduce salt usage while maintaining safety (49:41).
- Leaf collection season begins Friday, with residents encouraged to use the township app for reporting and updates.

Governance and Personnel

- Public comment periods at meetings are limited to three minutes per speaker and a total of 30 minutes per meeting, with consistent enforcement planned (01:00:49).
- The township has launched quarterly "Second Saturdays" outreach events to foster informal community dialogue and participation (58:34).
- The fire station renovation project has reached 90% completion on plans, including interior finishes, with the tornado shelter location under reconsideration (52:09).
- The board approved hiring Ralph Cairl as a certified mechanic at $45 per hour, with the start date to be determined collaboratively (01:11:49).

Zoning Department

- Lang moved, Laux seconded, to approve the refined Section 8.5 language for conditional use approvals, ensuring clarity, flexibility, and broad authority for the Board of Zoning Appeals to impose necessary conditions (31:54), with the word "require" struck; Under "F," may include escrow and/or bonding. Further, Section 9 Supplemental Regulations approve as presented. Motion passed unanimously.
- Hoecherl moved, Laux seconded, to close the hearing on Z17-C390. Motion passed unanimously.
- Coordinate with legal counsel to align zoning updates with the township's 2023 master plan and accommodate emerging technologies and future automated business models.

Economic Development

- Hoecherl moved, Laux seconded, to approve Resolution 10192026-06, Agreement for JEDZ tax-collection agreement amendment to enable reimbursement of the township's $630,000 investment in the Riverfort Road expansion project, facilitating economic development financing (44:10). Motion passed unanimously.
- Complete necessary intergovernmental agreements and secure partner jurisdiction approvals to advance the road project.

Law Director

- Review and advise on zoning protections related to industrial and data-center developments, emphasizing community health and welfare considerations (40:18).
- Support ongoing updates to township zoning to safeguard residents and ensure effective regulatory frameworks.

Public Works Request

- Conduct a comprehensive traffic and safety study on Weckerly Road between Salisbury Road and Maumee Western Road, including evaluation of current speed limits and lane widths to enhance roadway safety (45:43).

Township Administrator

- Schedule make-up sexual harassment training sessions for remaining staff to ensure compliance with mandatory requirements (47:28).
- Oversee website redesign vendor selection and implementation to improve resident engagement and communication (47:28).
- Advance Black Road speed study to evaluate potential speed limit changes, responding to resident concerns (47:28).
- Coordinate with trustees and new hire to determine certified mechanic start date and onboarding process (47:28).

Public Works Director

- Provide Salt Smarter training to plow-truck drivers to reduce environmental impact while maintaining roadway safety and compliance with MS4 regulations (49:41).
- Begin leaf collection operations with improved resident notification processes and encourage use of the township app for reporting and updates (49:41).
- Utilize the township app to manage resident work tickets and enhance communication and accountability (49:41).

Fire Department

- Review and finalize fire station renovation plans, including interior finishes, with 90% plan completion and upcoming review meetings (52:09).
- Reconsider tornado shelter location within the building to optimize safety, accessibility, and compliance with updated standards (52:09).

Township Trustees

- Hoecherl moved, Lang seconded, to approve Resolution 10192026-01, Proclamation for Bishop Joel Peebles; and 10192026-02, Proclamation for Bishop Michael Scott. Motion passed unanimously.
- Hoecherl moved, Laux seconded, to approve Resolution 10192026-04, Resolution providing for text amendment to the Zoning Resolution regulating the parking of commercial motor vehicles and prohibiting unreasonable noise from stationary internal combustion engines. Motion passed unanimously.
- Hoecherl moved, Lang seconded, to approve Resolution 10192026-05, Amended and restated cellular phone and mobile device policy. Motion approved unanimously.
- Obtain and implement a visible clock to monitor and enforce public-comment time limits consistently and fairly during meetings (01:00:49).
- Enforce three-minute speaker limits and a 30-minute total public comment maximum at meetings to balance resident input and meeting efficiency (01:00:49).
- Approve hiring of Ralph Cairl as certified mechanic at $45/hour, with start date to be determined collaboratively to address staffing needs (01:11:49).

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 11/02/2026

_____
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

Year 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
320-2026	10/07/2026	10/15/2026	CH	TRI-COUNTY FUELS	$2,374.85	O
321-2026	10/07/2026	10/15/2026	CH	VERIZON WIRELESS	$104.49	O
322-2026	11/04/2026	10/15/2026	CH	GUARDIAN ALARM	$300.93	O
323-2026	10/16/2026	10/15/2026	CH	Republic Services	$102,394.38	O
324-2026	10/13/2026	10/15/2026	CH	Payroll	$100,661.61	O
325-2026	10/15/2026	10/15/2026	CH	Empower Trust Company	$75.00	O
326-2026	10/16/2026	10/15/2026	CH	Ohio Deferred Comp	$1,780.00	O
327-2026	10/13/2026	10/15/2026	CH	Monroe County Friend of the court	$183.68	O
328-2026	10/13/2026	10/15/2026	CH	HR Butler	$330.33	O
329-2026	09/29/2026	10/15/2026	CH	U.S. BANK	$7,657.48	O
330-2026	10/14/2026	10/15/2026	CH	TRI-COUNTY FUELS	$2,048.81	O
8448	10/19/2026	10/15/2026	AW	ACE SANITATION	$400.00	O
8449	10/19/2026	10/15/2026	AW	CGS Imaging LLC	$1,277.11	O
8450	10/19/2026	10/15/2026	AW	Lucas County 911 RCOG	$306.32	O
8451	10/19/2026	10/15/2026	AW	Buckeye Emergency Vehicle Products	$6,382.60	O
8452	10/19/2026	10/15/2026	AW	Custom Ceramics, Inc.	$45.48	O
8453	10/19/2026	10/15/2026	AW	National DRIVE	$3.00	O
8454	10/19/2026	10/15/2026	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	$84.00	O
8455	10/19/2026	10/15/2026	AW	Teamsters Local 20	$688.00	O
8456	10/19/2026	10/15/2026	AW	Monclova Township Professional FF Local 545	$900.00	O
8457	10/19/2026	10/15/2026	AW	The JDI Group	$21,983.00	O
8458	10/19/2026	10/15/2026	AW	R.S.V.P. Vehicles	$60.35	O
8459	10/19/2026	10/15/2026	AW	SUPERIOR UNIFORM SALES, INC.	$1,098.39	O
8460	10/19/2026	10/15/2026	AW	BOUND TREE MEDICAL, LLC	$1,546.28	O
8461	10/19/2026	10/15/2026	AW	OHIO FIRE CHIEF'S ASSOCIATION	$100.00	O
8462	10/19/2026	10/15/2026	AW	McKesson	$321.19	O
8463	10/19/2026	10/15/2026	AW	ESO Solutions	$228.85	O
8464	10/19/2026	10/15/2026	AW	Henry Schein, Inc.	$1,271.41	O
8465	10/19/2026	10/15/2026	AW	Bubba's Towing	$138.37	O
8466	10/19/2026	10/15/2026	AW	Calverly Heating & Cooling	$178.08	O
8467	10/19/2026	10/15/2026	AW	KUHLMAN CORPORATION	$392.28	O
8468	10/19/2026	10/15/2026	AW	Selking International	$202.65	O
8469	10/19/2026	10/15/2026	AW	QUALITY OVERHEAD DOOR, INC.	$130.00	O
8470	10/19/2026	10/15/2026	AW	Vermeer Sales and Services	$115.74	O
8471	10/19/2026	10/15/2026	AW	Jam Best-One	$16.00	O
8472	10/19/2026	10/15/2026	AW	GRAINGER	$168.00	O
8473	10/19/2026	10/15/2026	AW	FORREST AUTO SUPPLY	$18.03	O
8474	10/19/2026	10/15/2026	AW	Auto Zone	$19.38	O
8475	10/19/2026	10/15/2026	AW	Ohio Compost	$347.00	O
8476	10/19/2026	10/15/2026	AW	AG PRO	$130.47	O
8477	10/19/2026	10/15/2026	AW	GEDDIS PAVING & EXCAVATING, INC.	$3,375.00	O
8478	10/19/2026	10/15/2026	AW	Independence Health Employer Services	$778.50	O
8479	10/19/2026	10/15/2026	AW	Lucas County Sheriff	$215,965.87	O
8480	10/19/2026	10/15/2026	AW	OHIO TOWNSHIP ASSOCIATION	$250.00	O
8481	10/19/2026	10/15/2026	AW	MASS MEDIA COMMUNICATIONS	$550.00	O
				Total Payments:	$477,382.91	

Payment Listing

Year 2026

Total Conversion Vouchers:	$0.00
Total Less Conversion Vouchers:	$477,382.91

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.