

**Special Meeting 4:30 PM**

This meeting was duly posted as stated herein. Craig moved, Hoecherl seconded, to open the Special Meeting and meet in Executive Session to discuss employment review of non-Bargaining Unit public employees. Mr. Pike called roll: Craig, yes; Hoecherl, yes. Trustee Lang entered the Special Meeting as they were entering Executive Session.

Hoecherl moved, Craig seconded to return from Executive Session. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes. Chairman Craig noted that no action will be taken.

**Working Session 4:45 PM:**

For the purposes of obtaining signatures from the Board of Trustees for payment of the bills. Agenda items were reviewed; department head meeting with Fire Chief.

**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 Brian Craig, present; Trustee Chuck Hoecherl, present; Trustee Barbara Lang, present; Fiscal Officer Gavin Pike, present.

Address the Board: Matt Luettker, Lucas County Sheriff's Office - Noted recent activity. Trustee Hoecherl inquired about the speed trailer. Luettker will report back.

Address the Board: Victor Coleman Jr., External Affairs Representative, First Energy/Toledo Edison – Not in attendance.

Address the Board: Doug Simmons and A.J. Gustafson from Best Building Solutions - Reviewed the most recent proposal for HVAC and lighting proposed project for township facility. Discussion amongst the Board and with Fiscal Officer Pike in terms of the township's short-term financial projects. Trustee Lang commented on the Community Center needs. Pike suggested that if project goes through the Port, the tax bill could be sent to the Historical Foundation. The township project will be decided upon at the next meeting.

Moved by Trustee Craig, seconded by Trustee Hoecherl, to dispense with the reading of the Special and regular meeting minutes of April 1, 2019 and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Moved by Trustee Hoecherl, seconded by Trustee Craig, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$327,603.91. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

**Correspondence:**

None

**Fiscal Officer's Report:**

Fiscal Officer Pike noted Engagement Letter has been received for the audit process. Hoecherl moved to approve Perry and Associates letter of engagement; accept them as our external auditors. Motion was seconded by Lang. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

**Citizen Comment:**

None

**Public Hearing:**

(6:12 PM) Craig moved, Hoecherl seconded, to commence the hearing on Z17-C359. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Trustee Craig swore in Greg Boudouris of ESA LLC (Engineer) and Chris Schissler, Premier Building, both as agents for applicant Mahmoud Hariri.

Trustee Craig asked for highlights of the application from Zoning Administrator Eric Wagner. Wagner gave information.

Trustees asked questions of Wagner including but not limited to private drive; county land that as yet has not been purchased; open space and landscape changes from the first Zoning Commission meeting to their second meeting; floodway; and landscape. Trustees were informed that the original landscaping plan on the gas easement has been removed. Wagner commented on: Safety desirability of two curb cuts on Waterville-Monclova Road versus several for each lot; 15.8% open space meeting the 15% requirement; agent agreed to place additional trees on specific lot properties; mound width was discussed and noted as 20 feet.

Greg Boudouris, ESA Engineers, and Chris Schissler, Premier Builders, came before the Board (6:20 PM) and made themselves available for questions.

Hoecherl asked about PUD versus straight zoning. Hoecherl asked about PUD useable open space, i.e. garden area, sitting benches, mini-park, or detention pond with dock. Hoecherl stated that he does not see any useable open space-dry detention area and gas easement.

Boudouris stated that it would be difficult in this smaller space.

Hoecherl asked Fire Department about private driveway for eight lots, 20' width. Chief George stated that it meets the minimum for fire access. Hoecherl commented on lifetime maintenance of private drive for the eight lots.

Schissler commented on useable area and sidewalk.

Lang asked if agents could review project.

Boudouris stated that anywhere you put a pond, you would not get a common area. 50 feet wide gas easement to the north of property is available to residents. Sidewalk fronting entire project.

Schissler stated that smaller ranch houses will be built along Waterville-Monclova Road; high end finishes throughout project.

Craig asked Wagner if this is considered a lot of units on 10 acres.

Wagner-Smaller amount of acreage than we usually get.

Lang asked about street name. Boudouris believes it has been approved as Olive Tree Lane.

Lang asked about private road and public sewer or vice versa – referring to Plan Commission comments 7 & 8.

Lang asked for clarification.

(6:32 pm) Boudouris stated that pump station will be private. Sanitary will be private. Cul de sac road will be public.

Boudouris confirmed water will be public, per Fire Chief's inquiry.

Lang commented on conflict with Plan Commission recommendations and applicant's verbiage in terms of private and public issues.

Deputy Chief George asked about 630 feet on Stitt Road and compared the access on Waterville-Monclova Road and proximity to roundabout. Hoecherl commented on access drive in close proximity to roundabout.

Trustee Lang commented on private pump station like in Ridge at Wrenwood and Blystone Valley. Asked about funding in future for operating expenses. Wagner talked about escrow per Sanitary Engineer for operating expenses.

Lang asked about PUD commencement requirement. Wagner confirmed, three years.  
Hoecherl asked about style of home. Schissler commented on Waterville-Monclova Road lots being ranch houses; probably no less than 1600 square feet. That would be low bar. Off public road will be two-story, natural material on front of home.  
Lang asked about communication with buyers regarding private road. Schlisser commented on Deed and Building restrictions and road being identified as private in the document.  
Craig inquired about snowplowing and placement of plowed snow.  
North lot will not be sold, at least for now. Schissler stated that snow can be placed on that lot if necessary. It can also be hauled away.

No one else desired to speak. Craig closed that portion of the hearing that accepts public testimony. Seconded by Hoecherl. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Craig commented on dislike with just meeting minimums.  
Hoecherl commented on intent of PUD open space in Land Use Plan.  
Lang stated that this is not most creative way to use open space, but does meet township requirements. Lang commented on R-A zoning (6:50 PM) and possible future changes.  
Craig commented on open space and Zoning Commissioner Adam Hoff's on point comments from Zoning Commission meeting.  
Lang stated that 'creative' means spend more money; developers are in the business of making money. The plan meets minimum requirements.  
Hoecherl confirmed that the road must align with Crossroads. Hoecherl stated concerns with access drive being so close to the roundabout.  
Pike asked about mandating funds for private drive issues. Craig believed that the county can require this.  
Craig commented on private drive awareness.  
(6:55 pm) Lang commented that there is a conflict with Sanitary Engineer comments and actual plan.

Lang stated that conflict needs to be successfully satisfied-public road is allowed private sewer.

Lang and Craig agreed on language: Condition on Lucas County Sanitary Engineer to agree if Olive Tree Lane is a public street then all sanitary sewers may be private OR public sewers, though the trustees understand that it is planned to be private (7:00 PM).  
Hoecherl stated his concerns that this meets only minimum, lacks imagination, does not like the private road so close to the roundabout, agrees with Trustee Craig that there is no place to deposit snow. Discussion with trustees.

Fire Chief agree with Trustee Hoecherl, except that shortening the private drive also creates its own issues.

Hoecherl moved to approve Z17-C359 with the following conditions (as stated by Trustee Craig):

- Meet all the conditions of Lucas County Plan Commission's 61 conditions, except
- Amend condition 7: If Olive Tree Lane will be a public street, then all sanitary sewer mains may either be private or public sewer.

Seconded by Lang.

Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, no.

Craig moved to enter back into General Session; seconded by Lang. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

### **New Business:**

Lang commented on Executive Session that the trustees had to discuss employees of non-bargaining unit employees.

Lang moved that, effective 4/25/2019, hourly wages for the following will be in effect:

Road Superintendent \$30.01

Administrator \$35.71

Chief \$36.26

Deputy Chief \$27.78

Recruit \$12.53

Firefighter 1 EMT \$15.86

Firefighter 1 Advanced \$17.03

Firefighter 1 Paramedic \$18.21

Lieutenant \$19.37 and

Captain \$20.49

Motion was seconded by Craig.

Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Lang commented on Historical Foundation requests. Lang commented that four bathroom renovation estimates are \$10,000 per room. (7:11 pm) Discussion regarding Historical Foundation funding.

Trustee Craig commented on open space changes. Craig asked Wagner to contact Adam Hoff, relative to his previous comments at the Zoning Commission level. Increasing Open Space percentages; definitions.

**New Business:**

Hoecherl commented on JEDD TEA activity.

**Department Reports:**

Zoning: Zoning Administrator Wagner updated Board on zoning activity.

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

Lang moved, Craig seconded, to approve the purchase of one Physio Control Lifepak 15 Cardiac Monitor/Adaptive Biphasic Defibrillator with accessories at a total cost of \$23,821.55 per their quotation #00167856 dated 3/20/2019. This expenditure will be paid out of the Ambulance and EMS Account. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Road Maintenance: Superintendent Bucher remarked on activities from the past month: tree trimming, park use

Historical Foundation: Trustee Craig mentioned Historical Foundation. Lang commented on furnaces being on the fast track.

**Township Administrator's Report:**

Administrator Grim reported on staff meeting date change-8:30 AM Wednesday morning. He invited a trustee.

Land moved, Craig seconded, to approve a Joint Cooperation Agreement between Monclova Township and Lucas County for the 2019 Crack Sealing Program. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes. Hoecherl encouraged the Administrator to reach out to another township for joint agreement next year.

Administrator commented gas tax and additional monies coming to the township. New ability to collect another \$5/ license fee that would generate approximately \$80,000. Trustee Lang inquired why the township was not pursuing this. Trustee Craig commented on tax increase. Lang stated that this is an additional path for funding that should be discussed. For 2020, the township would have to pass a resolution by June or July 1<sup>st</sup>. This is all new information that the Administrator received today.

Hoecherl commented on radar signs for speed. These can be attached to existing signs. Administrator Grim will investigate. Fire Chief believes that this would need to be procured through the Sheriff.

**Executive Session:**

Moved by Hoecherl, seconded by Craig, to adjourn from General Session and move into Executive Session for the purposes of discussing economic development with another entity per ORC 121.22. Mr. Pike called roll: Craig, yes; Hoecherl, yes; Lang, yes.

Chairman Craig noted that no action will be taken at this time.

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

**Adjournment:**

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

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

BOARD OF TRUSTEES Accepted 05/06/2019

\_\_\_\_\_  
Brian D. Craig

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

\_\_\_\_\_  
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](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 2019

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
161-2019	04/10/2019	04/10/2019	CH	Payroll	\$48,324.32	O
162-2019	04/15/2019	04/10/2019	CH	FIRE-SAFETY SERVICES, INC.	\$86.44	O
163-2019	04/15/2019	04/10/2019	CH	Ram Exterminators, LLC	\$100.00	O
164-2019	04/15/2019	04/10/2019	CH	NEW PIG CORPORATION	\$230.42	O
165-2019	04/15/2019	04/10/2019	CH	RSS GROUP	\$323.24	O
166-2019	04/15/2019	04/10/2019	CH	KALIDA TRUCK EQUIPMENT, INC.	\$2,219.00	O
167-2019	04/15/2019	04/10/2019	CH	THOMAS EQUIPMENT, INC.	\$28.51	O
168-2019	04/15/2019	04/10/2019	CH	FORREST AUTO SUPPLY	\$13.83	O
169-2019	04/15/2019	04/10/2019	CH	Fisher Auto Parts, Inc.	\$57.06	O
170-2019	04/15/2019	04/10/2019	CH	Sanderson Law Offices LLC	\$646.20	O
171-2019	04/15/2019	04/10/2019	CH	TRI-COUNTY FUELS	\$1,544.33	O
172-2019	04/15/2019	04/10/2019	CH	The Toledo Blade company	\$5.00	O
173-2019	04/15/2019	04/10/2019	CH	Dave Yost - Auditor of State	\$1,074.00	O
174-2019	04/15/2019	04/10/2019	CH	THE MIRROR	\$60.00	O
175-2019	04/15/2019	04/10/2019	CH	STAPLES CREDIT PLAN	\$74.30	O
176-2019	04/15/2019	04/10/2019	CH	sprint communications	\$141.39	O
177-2019	03/31/2019	04/10/2019	CH	U.S. BANK	\$1,730.96	O
178-2019	04/15/2019	04/10/2019	CH	Ohio Deferred Comp	\$1,010.00	O
179-2019	04/15/2019	04/11/2019	CH	OHIO POLICE & FIRE PENSION FUND	\$5,627.47	O
180-2019	04/15/2019	04/11/2019	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$11,377.73	O
3213	04/15/2019	04/10/2019	AW	St. Luke's Occuupational Health	\$1,468.00	O
3214	04/15/2019	04/10/2019	AW	Premier Safety & Services, Inc	\$220.00	O
3215	04/15/2019	04/10/2019	AW	ST. LUKES HOSPITAL	\$5.92	O
3216	04/15/2019	04/10/2019	AW	INTERLIGHT CORP.	\$151.78	O
3217	04/15/2019	04/10/2019	AW	FINLEY FIRE EQUIPMENT	\$1,405.28	O
3218	04/15/2019	04/10/2019	AW	Mitch Lee Products	\$141.11	O
3219	04/15/2019	04/10/2019	AW	Brian Perkins	\$51.00	O
3220	04/15/2019	04/10/2019	AW	Swan Creek Landscaping	\$500.00	O
3221	04/15/2019	04/10/2019	AW	Silverback Supply	\$288.00	O
3222	04/15/2019	04/10/2019	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
3223	04/15/2019	04/10/2019	AW	Teamsters Local 20	\$469.00	O
3224	04/15/2019	04/10/2019	AW	National DRIVE	\$3.00	O
3225	04/15/2019	04/10/2019	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$74.50	O
3226	04/15/2019	04/10/2019	AW	LUCAS COUNTY TOWNSHIP ASSOC.	\$216.00	O
3227	04/15/2019	04/10/2019	AW	Lucas County Sheriff	\$180,828.12	O
3228	04/15/2019	04/10/2019	AW	Republic Services	\$66,833.00	O
Total Payments:					\$327,603.91	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$327,603.91	

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