

Working Session 4:45 PM:

For the purposes of: Obtaining signatures for payment of the bills; updates from Township Administrator Grim; 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: Trustee Chuck Hoecherl; Trustee Trudy Vicary, present; Trustee Barbara Lang, present.

Lt. Jonathon Leach, Lucas County Sheriff's Department, reviewed activities since last month. Leach reviewed the traffic issues near the roundabout that is being built at Salisbury and Holloway Roads. Leach commented on supportive neighbors allowing deputies' vehicle location. Top speed that has been noted is 8 miles over speed limit. Commented on public roadways being monitored but cannot stop. Commercial vehicle was stopped and notified. Encouraged posted detour routes.

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

Moved by Trustee Hoecherl, seconded by Trustee Vicary, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$432,453.29. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Public Hearing:

Hoecherl moved to recess the General Session and begin the public hearing on file Z17-C382; seconded by Lang. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl called for members of the public to identify themselves if they intended to give testimony. No one came forward. Zoning Administrator Wagner gave a review of the text change suggestions.

US 20-A Overlay District substantive changes included:

4-5 Exhibit A – Zoning Commission added exclusion for landscape companies; language in yellow is updated and improved language in order to have higher quality designs in that district.

Lang commented that maintenance standards as written were good. Hoecherl liked lighting standards.

Self-storage facility-Updated hours of operation to accommodate the new process of kiosk, app, or keypad access.

2C 4-20 self-storage facility –“Shall not be located in a Tax Increment Finance area” – take this out. Allowable for property tax valuation increase. Took out not SSF shall be located 150' from wetland. Other than punctuation, those are the only changes.

Hoecherl commented on lighting. “Glint” and “glare” are not technical term and is being recommended for removal. Trustees agreed. Wagner commented on photometric plans; they are required.

Short term rental: Hazardous material language offers township protection. Hazardous materials storage complaints are investigated. Chief Homik commented on Knox Box or a type of 24/7 access. Inspection covers public areas.

4-22 Wagner wanted more regulation. Zoning Commission agreed with the recommendations. Fee is being recommended at \$300.

Lang wants to add to Short Term Rental (STR)- - 6:04 “or short-term licensing” language should be added – just not rental - it’s a license.” Licensing” refers to any dwelling or residential lot that is licensed for use with or without compensation. Add “short-term” licensing “ as a term.

Thinks that it should be an annual fee. High energy and monitoring situation for staff. Could potentially be a the neighbor complaint issue with staff being involved beyond the initial approval. Fire Department will review. Believes in annual licensing.

Wagner suggested a one-time conditional permit, with annual licensing fee. Lang concurred; other trustees were in agreement.

Add ‘manufacturing housing’ to the definitions list.

Fee discussion – Conditional Use Permit with annual license fee at \$250. Trustees were in agreement.

4-23, 4-24 no changes.

4-25 definition of bedroom needed? Wagner commented on closet and window. Will add definition of bedroom. Below site plan-add floor plan. All agreed. Administrator Grim stated that it would define where bedrooms were. Lodging Tax that is already in place was noted.

Lang-Parking clearly defined – no street parking for 3-acre lots.

Lang asked about retroactivity. Wagner stated that the conditions are set. They’ve already been approved. Administrator Grim suggested annual fee for these businesses should be required. Trustees agreed.

Solar Facilities: Lang asked about origins of language. Wagner commented on Ohio Township Association language and recommendation. Basically, everything would be conditional use with the exception of personal use. Hoecherl asked about integrated systems on flat roof. Wagner commented on built in design – would be part of site plan review. Wagner will clear up language.

Board questioned some technical terms.

Hoecherl commented on need to include this in the Resolution.

Lang – Does moratorium go away with the acceptance of this language. Wagner believed that to be true but Law Director will clarify that point.

Lang moved to approve the changes to the Zoning Resolution in file Z17-C382 with deviations as noted by the Zoning Commission and the Board of Trustees. Seconded by Hoecherl. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl moved, Lang seconded, to return to General Session. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

New Business:

Discussion regarding appointment on the Village of Whitehouse – Monclova Township Joint Economic Development District. Hoecherl moved, seconded by Vicary, to reappoint Victoria Valle as the business representative. Term commencing August 1, 2024 and ending July 31, 2028. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Department Reports:

Zoning: Zoning Administrator Wagner spoke with the Board regarding monthly. Discussion regarding communication software that team is building and the change to his report after this is implemented-more efficient.

Fire~Rescue: Chief Homik reviewed monthly statistics for June. Homik commented on Fire Prevention report.

Hoecherl moved, Vicary seconded, to appoint Kevin Hughes, Kiah Macy, and Michael Roberts to the fire department as part-time employees and contingent upon satisfactory completion of the required pre-employment physical, drug screening, and probationary period in accordance with fire department policy. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl moved, Lang seconded, to appoint Kyle Crosby to the Fire Department as a Paid per Call Recruit contingent upon satisfactory completion of the required pre-employment physical, drug screening, and probationary period in accordance with fire department policy. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl moved, Lang seconded, to accept the resignation of part time Firefighter/Paramedic William Fordyce from Monclova Township Fire Department effective July 10, 2024. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl asked about vendor for 48x48 accessory building. Grim commented on riparian setback variance.

Vicary asked about engine replacement. Homik commented on his discussion with Fiscal Officer Pike and the 2027 purchase.

Discussion regarding Ridgewood Manor. Hoecherl asked about ALS consolidation. August 5th is the target date. Conversation about newly purchased Pierce ladder truck being in vendor's possession and driven to Columbus trade show. Trustees insurance comments. Chief will confirm Atlantic coverage for Pierce vehicle.

Road Maintenance: Monthly report was reviewed.

Township Administrator's Report:

Administrator Grim reported on the seventh amended JEDD I contract. This will add Church on Strayer and their new business venture to the district.

Hoecherl moved, Vicary seconded, to approve Resolution 07152024-01, Establishing the intent to amend the MTJEDD 1 contract and setting a public hearing at 5:30 PM on August 19, 2024. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Hoecherl moved, Lang seconded, to approve Resolution 07152024-02, Authorizing the Administrator to request Engineering Assistance from the Office of the Lucas County Engineer in preparing an OPWC application for the township's 2026 Resurfacing Project including streets in Wrenwood and The Ridge at Wrenwood. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Administrator Grim reviewed the subject of roundabouts' maintenance. Hoecherl moved, Lang seconded, to authorize the Administrator to sign the Memorandums of Understanding between the Lucas County Engineer's Office and Monclova Township for maintenance of the roundabouts at Stitt and Waterville-Monclova Roads. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

Administrator Grim reviewed possible copier purchase. Current copier is over eight years old. Financial gain was noted as fee for current copier use has risen. Lang moved, Vicary seconded, to approve \$5,976 for the purchase of Xerox C8155H2 copy machine from MT Business Technologies per their July 2, 2024 proposal. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

TARTA representative would like to come to a meeting and present information about bus stops. Second meeting in August or first meeting in September was discussed. Lang asked for stats at that meeting. Grim will make arrangements.

Administrator Grim gave a brief review of grant writing vendors and their offerings. Hoecherl inquired about OPWC funding; spoke of ARPA monies.

Citizen Comment:

Chair asked about question from public as it relates to the agenda. Kevin Bernhard, Salisbury Road, commented on a Fire Department document (Pierce vehicle purchase) that Trustee Vicary was asking for in the Working Session. Bernhard, former Fire Chief, noted that he left that document in the township's possession. Support staff stated that document was asked for and Chief Homik uploaded to the shared files as requested by Vicary. No issues. Bernhard inquired about the letter that trustees are authorizing for Pierce Manufacturing. Trustee Lang commented on concern.

As there were no other comments for the Board, Hoecherl moved, Lang seconded, to adjourn at approximately 8:00 PM. Roll Call: Hoecherl, yes; Vicary, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 08/05/2024

Charles V. Hoecherl

Trudy Vicary

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 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
189-2024	07/15/2024	07/11/2024	CH	TRI-COUNTY FUELS	\$1,311.19	O
190-2024	07/15/2024	07/11/2024	CH	TRI-COUNTY FUELS	\$1,827.51	O
191-2024	07/15/2024	07/11/2024	CH	VISION SERVICES PLAN	\$515.73	O
192-2024	07/10/2024	07/11/2024	CH	HR Butler	\$279.76	O
193-2024	07/10/2024	07/11/2024	CH	Monroe County Friend of the court	\$208.67	O
194-2024	07/10/2024	07/11/2024	CH	Payroll	\$75,091.29	O
195-2024	07/15/2024	07/11/2024	CH	Ohio Deferred Comp	\$1,275.00	O
196-2024	07/15/2024	07/11/2024	CH	Republic Services	\$84,423.06	O
197-2024	07/15/2024	07/11/2024	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$14,089.70	O
198-2024	07/15/2024	07/11/2024	CH	ERIC WAGNER	\$79.00	O
6548	07/15/2024	07/11/2024	AW	Mercy Health - St. Vincent Medical Ctr	\$163.29	O
6549	07/15/2024	07/11/2024	AW	SUPERIOR UNIFORM SALES, INC.	\$644.31	O
6550	07/15/2024	07/11/2024	AW	Corporate Intelligence Consultants	\$530.55	O
6551	07/15/2024	07/11/2024	AW	QUALITY OVERHEAD DOOR, INC.	\$1,067.08	O
6552	07/15/2024	07/11/2024	AW	Penn Care, Inc.	\$298.25	O
6553	07/15/2024	07/11/2024	AW	RELIANCE OXYGEN & EQUIPMENT	\$216.00	O
6554	07/15/2024	07/11/2024	AW	Jam Best-One	\$1,151.02	O
6555	07/15/2024	07/11/2024	AW	GROSS ELECTRIC	\$24.89	O
6556	07/15/2024	07/11/2024	AW	Auto Zone	\$202.98	O
6557	07/15/2024	07/11/2024	AW	THOMAS EQUIPMENT, INC.	\$113.99	O
6558	07/15/2024	07/11/2024	AW	State Chemical	\$317.46	O
6559	07/15/2024	07/11/2024	AW	S & K Mow & Snow	\$157.24	O
6560	07/15/2024	07/11/2024	AW	SiteOne Landscape Supply	\$357.08	O
6561	07/15/2024	07/11/2024	AW	FASTENAL COMPANY	\$11.18	O
6562	07/15/2024	07/11/2024	AW	Imperial Dade	\$66.71	O
6563	07/15/2024	07/11/2024	AW	Ram Exterminators, LLC	\$110.00	O
6564	07/15/2024	07/11/2024	AW	MASS MEDIA COMMUNICATIONS	\$129.00	O
6565	07/15/2024	07/11/2024	AW	Habitec Security	\$345.00	O
6566	07/15/2024	07/11/2024	AW	MENARDS	\$2,147.64	O
6567	07/15/2024	07/11/2024	AW	BRIAN CHANDLEY	\$190.00	O
6568	07/15/2024	07/11/2024	AW	Paul M. Rasmusson	\$285.00	O
6569	07/15/2024	07/11/2024	AW	Adam C. Hoff	\$190.00	O
6570	07/15/2024	07/11/2024	AW	Cathy A. Shepherd	\$285.00	O
6571	07/15/2024	07/11/2024	AW	Keith W. Trettin	\$285.00	O
6572	07/15/2024	07/11/2024	AW	James Lindsay	\$190.00	O
6573	07/15/2024	07/11/2024	AW	Jeffrey Ballmer	\$95.00	O
6574	07/15/2024	07/11/2024	AW	Michelle Ross	\$95.00	O
6575	07/15/2024	07/11/2024	AW	Doug Stanton	\$95.00	O
6576	07/15/2024	07/11/2024	AW	Darrel Limes	\$95.00	O
6577	07/15/2024	07/11/2024	AW	Keith Stewart	\$95.00	O
6578	07/15/2024	07/11/2024	AW	TRIOTECH CORPORATION	\$692.50	O
6579	07/15/2024	07/11/2024	AW	Sanderson Law Offices LLC	\$5,600.00	O
6580	07/15/2024	07/11/2024	AW	CARGILL INC. DEICING TECHNOLOGY	\$24,177.13	O
6581	07/15/2024	07/11/2024	AW	Teleflex	\$429.50	O
6582	07/15/2024	07/11/2024	AW	AT & T	\$481.88	O
6583	07/15/2024	07/11/2024	AW	Teamsters Local 20	\$640.00	O

Payment Listing

Year 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
6584	07/15/2024	07/11/2024	AW	National DRIVE	\$3.00	O
6585	07/15/2024	07/11/2024	AW	Empower Trust Company	\$275.00	O
6586	07/15/2024	07/11/2024	AW	Monclova Township Professional FF Local 544	\$480.00	O
6587	07/15/2024	07/11/2024	AW	AT & T	\$382.70	O
6588	07/15/2024	07/11/2024	AW	ACE SANITATION	\$315.00	O
6589	07/15/2024	07/11/2024	AW	Government Forms & Supplies	\$59.00	O
6590	07/15/2024	07/11/2024	AW	THE MIRROR	\$75.00	O
6591	07/15/2024	07/11/2024	AW	BENDER COMMUNICATIONS, INC.	\$695.00	O
6592	07/15/2024	07/11/2024	AW	Lucas County Treasurer	\$2,424.13	O
6593	07/15/2024	07/11/2024	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$57.00	O
6594	07/15/2024	07/11/2024	AW	Lucas County Sheriff	\$206,611.87	O
Total Payments:					\$432,453.29	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$432,453.29	

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.