

General Session:

The regular meeting of the Monclova Township Board of Trustees commenced at 5:30 PM via tele-meeting due to the Coronavirus pandemic.

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

Lt. Jonathon Leach, Lucas County Sheriff's Department, reviewed activities since last month. Spoke of mailbox damage and possible civil suit for restitution. Spoke of recent peaceful protests.

Moved by Trustee Lang, seconded by Trustee Craig, to dispense with the reading of the June 1, 2020 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Moved by Trustee Craig, seconded by Trustee Hoecherl, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$255,489.65. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Correspondence:

Of significance, meeting minutes from JEDD I and notice of financials. Trustee Lang had communication from resident regarding pond maintenance; golf carts in road; and crack seal on Byrnwyck West that was mistakenly laid by Springfield Township's contractor. Hoecherl commented on significant log jams near Brandywine for which Hoecherl re-directed the issue to Lucas County.

Fiscal Officer's Report:

Fiscal Officer Pike had nothing new to report to the trustees other than information for the budget hearing.

It being 5:45 PM, Lang moved to enter into the continued hearing for the 2021 budget as prepared by the Fiscal Officer; seconded by Hoecherl. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Trustee Lang reviewed what occurred at the June 1st hearing. Fiscal Officer Pike noted changes that were made since the last meeting: re-prioritized Maintenance Department truck purchase and decided to push back truck replacement. Pike also added \$15,000 for website redesign. Trustees' commentary concerning budget and preparedness of township regarding current economic climate. Hoecherl commented that just because something is budgeted, doesn't mean that the trustees won't scrutinize at the appropriate time and reevaluate.

Craig moved, Hoecherl seconded, to approve Resolution 06152020-04, Monclova Township 2021 Budget. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Lang moved to close the public hearing and return to General Session. Seconded by Craig. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Old Business:

COVID-19 update by Chief Bernhard (5:52 PM). Spoke of Senate Bill 310. Discussion regarding July meetings. Chief commented on 10-person limit in meeting room, but could change with the State's guidance. Chair Barbara Lang stated that the township will plan on having a Go-To-Meeting in July, depending on any changes the State may make prior to that time. Sanderson suggested caution regarding opening up the meeting and limiting the number of people. The Go-To-Meeting is available to everyone with a computer or a phone. Craig stated that he had an issue with residents only watching a meeting with no input. Concurs with Law Director.

Public Hearing:

Lang moved to close the General Session and enter into public hearing for the purposes of hearing the proposed amended consent decree in case number CI-020060216717; seconded by Craig. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Law Director Dawn Sanderson gave a historical review of the zoning for the subject property through; commented on 2007 Consent Decree. The property owner at that time agreed to include any future economic endeavors into an economic development district with Whitehouse. Recently Consulting Engineer George Oravec presented a design which would require new zoning.

Lang asked Law Director Sanderson about specific scenarios. Lang received confirmation that the zoning will be approved through the trustees. If it is approved, it will be presented to the Lucas County Court of Common Pleas. The judge will review procedures and make a determination if it will be ordered. Then the county Plan Commission would review. Site plan and landscaping plan would be in accordance with the township's process. Sanderson also confirmed that if nothing comes to fruition after a certain time and another request comes in, the township would be looking at the same process.

Gene Abercrombie, attorney with Eastman and Smith, spoke regarding Gables Management and the 10-acre project. Spoke of senior living facility' purchase on contingent; currently C-2 and R-1-commercial and multi-family, would go to C-1 commercial.

Katie Lancianese, Gables Management Company, commented on the following: 92 units of single-story senior assisted living and memory care; Gables Management started in 2003; reviewed the facilities they have ownership of-four in the State of Ohio.

Abercrombie noted that they have submitted the proposed drawing for the Monclova site. He commented on opportunity to deal with site plan issues at a later time. Made himself available for questions.

Lang agreed with Abercrombie that it is a down-grade in zoning. Her understating that consent decree is voting on the site plan as well. Law Director Sanderson corrected Lang. This continued litigation is just for the zoning. Sanderson stated that the site plan questions can be heard now and can be something they can continue to work towards.

Lang asked for those who wish to speak to make themselves known and be sworn in. Lang performed a 'virtual' swearing in.

Lang called upon Jackie Ankenbrandt, 3561 Albon Road. Ankenbrandt affirmed that she was sworn in. Ankenbrandt gave statement at 6:26 PM. Ankenbrandt noted that she had issues with information access. Lang confirmed that she received information directly (as did all notified adjacent property owners). Legal notice (which all adjacent property owners also received) advised that Township Administrator could be called. Lang asked Administrator Grim if he received any calls. Grim stated in the negative.

Ankenbrandt continued, giving a list of 14 requested conditions that includes: No other purpose than nursing home/assisted living; reversion to A/R zoning if project does not come to fruition; one story structure; solid vinyl 8 foot fencing entire north and east side; lighting directed to subject property only; landscaping used for screening year-round; vehicle lading/unloading restriction; dumpster place as far away from existing residential properties as possible; parking lot slope to not affect neighboring properties with regard to drainage and flooding; fencing and landscaping to be maintained indefinitely; pavement widening should not affect her property at 3561 Albon Road; entrance of nursing home should be 250 feet away from abutting residential property; electric lines, if disturbed, should be repaired immediately and at the applicants expense; stated concern about drainage and burden on her property. Spoke of non-compatible surrounding areas.

Lang stated that the land is currently zoned C-2 and R-3, as decided in 2007. Sanderson concurred, stating that current zoning is a heavier use than what is proposed. Lang asked Ankenbrandt for affirmation that what is currently zoning is preferred over what has been presented. Ankenbrandt stated that is not what she is saying. Zoning Administrator Wagner comments (6:49 PM).

Abercrombie commented on zoning of the property, not the site plan. Asked the trustees to focus on that. Site plan will address Ankenbrandt's comments. Did not agree with two-year reversion to A-R when it is not A-R currently. Trustee Lang stated that this is the only time the public may get to have their comments heard, even with respect to site plan issues, as the site plan review does not include public comments. Abercrombie (6:50 PM) commented on some of Ankenbrandt's lists concentrating comments mostly to public waterways.

George Oravec stated that many of Ankenbrandt's concerns are already addressed within the proposed plan, i.e. lighting. Must comply with drainage regulations with Lucas County and federal authorities through Army Corps of Engineers. Oravec commented that Keener Ditch goes all the way to Swan Creek and is a county ditch. Detention requirements are very strict. Many rules and regulations that they must comply with. Not asking for any variance or leeway with any requirements. Stated his opinion that the proposal is similar to PUD restrictions. This is lower traffic, quieter use. Adjoining her property will not be multi-family use.

Abercrombie commented on C-2 and R-3 may put burden on school. C-2 may have a use of bars, carwash, day car, hotel, body shop, etc. Abercrombie suggested that this development could spur the other three corners' economic development.

Trustee Craig questioned Abercrombie about possible change in plans or development not coming to fruition (6:55 PM). Oravec responded. Continued comments. Spoke of right-in, right-out on 20-A. Hoecherl spoke of concern with township already having five care facilities. Concerned about burden on EMS staff.

Chief Bernhard was asked by Trustee Lang to comment. Chief Bernhard remarked on current demographics in community. Project additional 260 calls per year, that in and of itself is not a huge issue for us, but in totality with empty nest neighborhoods, and maintaining part time paid per call staff, can make the situation more taxing.

Lang asked if Ankenbrandt had any follow-up question. Ankenbrandt commented on Doug Parrish, Lucas County, drainage thoughts. Ankenbrandt asked for clarification on fencing. Oravec stated it will be 8-foot high solid vinyl fence. Drainage conversation continued.

Lang asked for additional comments from the public. No one voiced a desire to speak.

Lang asked if Ankenbrandt had any additional comments. Ankenbrandt stated once again her concern with the ditch (7:19 pm).

Louis Burns, 8062 Maumee-Western Road, stated support of Jackie Ankenbrandt's comments.

Lang asked for the public to speak if so desired. No one voice their desire to speak. Oravec asked to be excused. Oravec left the meeting at 7:22 pm.

Abercrombie commented on property tax revenue generation.

Lang received confirmation that Abercrombie agreed on behalf of his client to join the Whitehouse-Monclova Township Joint Economic Development District. Hoecherl stated that property is already in the JEDD-all four corners are in the District. Craig stated it should be in the conditions. Sanderson stated that it is in the Consent Decree that property will be in the JEDD. The business itself has not joined.

Lang moved to close that portion of the hearing that accepts public testimony. Seconded by Craig. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Discussion amongst the Board of Trustees. Hoecherl noted about 45 parking spots, 92 beds. What staffing would be? Katie Lancianese responded that overall employee county is 75 over three shifts; some are part-time.

Craig asked about being amenable to condition stipulating that C-1 is the only permitted use limited to nursing care, assisted living facility (7:29 PM). Katie Lancianese comfortable with that stipulation.

Katie Lancianese and Abercrombie both spoke to the time restriction question asked by Trustee Hoecherl. Gables cannot commit to certain time restriction due to financing resources.

Lang received confirmation that the facility is one story building. Sanderson stated that the one story parameter is not in the revised consent decree. Craig and Hoecherl both agreed that it should be in the consent decree.

Lang remarked on outdoor lighting, spill-over, interior lights being left on, like The Andersons.

Abercrombie and Katie Lancianese agreed to one-story in conditions.

Abercrombie addressed lighting for purposes of the consent decree. Discussion. Sanderson stated that in all aspects the Zoning Resolution will be followed.

Ditch discussion (7:41 pm). Trustee Lang asked about county involvement in cleaning ditch. Administrator Grim stated that he has talked with Storm Water Utility about having the ditch cleaned, but in conversation between himself, Zoning Administrator Wagner, and Ms. Ankenbrandt, Ankenbrandt expressed concern about cleaning the ditch. Ankenbrandt stated that her concern involves the trees and the care taken to keep her property with as many trees as possible and keep them viable. Grim commented on easement of ditch on private property. They will clear whatever is in the easement.

Lang re-addressed Ankenbrandt's concern about road widening. Lang and Administrator Grim concurred that Lucas County Access Management has authority on the widening. Cannot place a stipulation in the Consent Decree.

Lang asked Katie Lancianese about trucks, dumpsters, deliveries. Katie Lancianese stated that they typically have movement during the daytime, normal business hours. Will get more information for the township. Hoecherl suggested moving the dumpster to lessen impact, perhaps NE corner. Katie stated that they have to consider truck turning radius, but will do their best to accommodate.

Regarding Edison line concern as brought up in Ankenbrandt's testimony, Katie committed to repair as soon as possible.

Craig commented on many of Ankenbrandt's list dealt with site plan.

Hoecherl did not have any further discussion to offer.

Lang asked the desire to continue the hearing or move forward. At 7:46 PM Lang reviewed what conditions she would like to have in the motion-C-1 use and one-story; consent decree already covers JEDD addition.

At 7:49 PM, Craig moved to approve the amended and restated Consent Decree as submitted to the trustees for review with the following conditions added; and as approved by the township's attorney, Dawn Sanderson.

- 1) C-1 zoning granted as permitted use for nursing home facility only; and
- 2) One story building as provided for in our Zoning Resolution for Monclova Township.

Seconded by Lang.

Hoecherl suggested JEDD addition, however Lang stated that the Consent Decree already has that requirement.

Abercrombie asked that the language be changed from “nursing home” to “nursing home or other senior living facility.” Craig commented that he is using the definition as provided by the Zoning Resolution. Lang stated that Sanderson can review.

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

Lang moved to close the hearing and return to General Session; seconded by Hoecherl. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Participants were thanked by Trustee Barbara Lang.

New Business:

JEDD Board of Director’s Business Representative discussion was had. No action will be taken tonight.

Department Reports:

Zoning: Zoning Administrator Wagner stated that he had no action items on his report. Hoecherl commented on Zappone and Helminiak properties.

Fire~Rescue: Fire Chief Bernhard noted employee staffing issue. Lang moved, Hoecherl seconded, to accept the resignation of Andrew Montion from the Fire Department effective June 2, 2020. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Craig moved, Hoecherl seconded, to terminate the employment of Steve Siravo from the Fire Department effective immediately for failure to achieve and maintain State fire and EMS certifications as required by Ohio Revised Code and Department policy. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Hoecherl moved, Craig seconded, to appoint Kylee Palicki to the Fire Department as a recruit paid per call firefighter subject to completion of a pre-employment physical and drug screen, and satisfactory completion of a one-year probationary period. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Hoecherl moved, Craig seconded, to declare one Motorola MW800, eight Motorola MW810 mobile data computers, two Panasonic Toughbooks computers, and assorted vehicle mounts, asset numbers as identified in the Fire Chief’s request, as surplus obsolete equipment and authorize the Fire Chief to list those items for internet auction on GovDeals in accordance with Township policy on internet auctions. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Fire Chief’s commentary on Dispatch Contract (8:00 pm). Hoecherl moved, Craig seconded, to approve Resolution 06152020-03, Authorizing the Monclova Township Fire Chief to enter into a contract with Springfield Township for Fire and Rescue Dispatching Services for remaining 2020 and 2021 year. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Discussion regarding food truck on public roads. Township Administrator and Fire Chief will work together to address this issue.

Law Director stated she had no action items. Thanked Chief for work on nuisance property on Maumee-Western Road.

Road Maintenance: Superintendent Bucher’s report was accepted.

Historical Foundation report was accepted.

Citizen Comment:

None

Township Administrator’s Report:

Administrator Grim reported on CARES Act items. Lang moved, Hoecherl seconded, to approve Resolution 06152020-01, Affirming that all funds received from the Lucas County Coronavirus Relief Distribution Fund pursuant to H.B. 481 will be expended only to cover costs of the township consistent with the requirements of Section 5001 of the CARES Act as described in 42 U.S.C. 601(d), and any applicable regulations. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Discussion regarding interchange branding (8:10 PM).

Adjournment:

Moved by Hoecherl, seconded by Craig, to adjourn at approximately 8:15 PM. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 07/06/2020

Barbara S. Lang

Charles V. Hoecherl

Brian D. Craig

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 2020

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
244-2020	06/01/2020	05/27/2020	CH	VISION SERVICES PLAN	\$351.03	O
245-2020	06/03/2020	06/11/2020	CH	Payroll	\$51,515.91	O
246-2020	06/15/2020	06/11/2020	CH	Republic Services	\$69,724.20	O
247-2020	06/15/2020	06/11/2020	CH	Sanderson Law Offices LLC	\$2,740.50	O
248-2020	06/15/2020	06/11/2020	CH	THE MIRROR	\$150.00	O
249-2020	06/15/2020	06/11/2020	CH	STAPLES CREDIT PLAN	\$677.68	O
250-2020	06/15/2020	06/11/2020	CH	SOUTHEASTERN EQUIPMENT CO., INC.	\$6,413.70	O
251-2020	06/15/2020	06/11/2020	CH	GENERAL PRO HARDWARE	\$77.87	O
252-2020	06/15/2020	06/11/2020	CH	THOMAS EQUIPMENT, INC.	\$541.95	O
253-2020	06/15/2020	06/11/2020	CH	BUCK & KNOBBY EQUIPMENT, CO, INC.	\$1,006.48	O
254-2020	06/15/2020	06/11/2020	CH	Sherwin-Williams	\$30.08	O
255-2020	06/15/2020	06/11/2020	CH	HOME DEPOT CREDIT SERVICES	\$198.84	O
256-2020	06/15/2020	06/11/2020	CH	PERRYSBURG PIPE & SUPPLY CO.	\$31.60	O
257-2020	06/15/2020	06/11/2020	CH	Ram Exterminators, LLC	\$100.00	O
258-2020	06/15/2020	06/11/2020	CH	TRIOTECH CORPORATION	\$777.75	O
259-2020	06/15/2020	06/11/2020	CH	sprint communications	\$48.88	O
260-2020	06/15/2020	06/11/2020	CH	Ohio Conference of Teamsters & Industry Hea	\$27,861.00	O
261-2020	06/15/2020	06/11/2020	CH	Consumer Life Insurance company	\$388.43	O
262-2020	06/15/2020	06/11/2020	CH	OHIO POLICE & FIRE PENSION FUND	\$5,736.16	O
263-2020	06/15/2020	06/11/2020	CH	Ohio Deferred Comp	\$1,110.00	O
264-2020	06/15/2020	06/11/2020	CH	TRI-COUNTY FUELS	\$1,849.06	O
265-2020	05/31/2020	06/11/2020	CH	U.S. BANK	\$2,427.26	O
266-2020	06/15/2020	06/11/2020	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$11,250.67	O
267-2020	05/31/2020	06/15/2020	CH	Signature Bank, NA	\$10.90	O
3759	06/15/2020	06/13/2020	AW	Reveille	\$1,722.50	O
3760	06/15/2020	06/13/2020	AW	Aladtec, Inc.	\$126.00	O
3761	06/15/2020	06/13/2020	AW	EMS Technology Solutions	\$2,160.00	O
3762	06/15/2020	06/13/2020	AW	ST. LUKES HOSPITAL	\$14.78	O
3763	06/15/2020	06/13/2020	AW	McKesson	\$350.16	O
3764	06/15/2020	06/13/2020	AW	TODD OSBORN	\$16.08	O
3765	06/15/2020	06/13/2020	AW	GFL Environmental	\$45.00	O
3766	06/15/2020	06/13/2020	AW	AT & T	\$208.56	O
3767	06/15/2020	06/13/2020	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
3768	06/15/2020	06/13/2020	AW	Teamsters Local 20	\$483.00	O
3769	06/15/2020	06/13/2020	AW	National DRIVE	\$3.00	O
3770	06/15/2020	06/13/2020	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$84.50	O
3771	06/15/2020	06/13/2020	AW	BOWERS ASPHALT & PAVING, INC.	\$64,981.12	O
Total Payments:					\$255,489.65	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$255,489.65	

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

Payment Listing

Year 2020

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.