

**General Session 5:30 PM:**

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

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

Address the Board: None

Moved by Trustee Lang, seconded by Trustee Craig, to dispense with the reading of the July 20, 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 Lang, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$105,421.12. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

**Correspondence:**

Of significance, a letter from the Lucas County Health Department asking for a resolution from the Board mandating face masks. Craig questioned township authority to do so, however in light of state-wide order, not sure it is necessary.

Trustee Hoecherl received a complaint regarding 50+ gathering over the weekend. Hoecherl directed the complainant to the Health Department's hotline for such complaints.

**Fiscal Officer's Report:**

Fiscal Officer Pike working on an update to the street light assessments.

**Old Business:**

COVID-19 Update-Chief Bernhard noted his report with three action items.

Regarding out-of-State travel to states with higher than 15% infection rate/quarantine. Essentially stating quarantine for 14 days upon return from "red" state. Also speaks of pay variances/leave depending on situation. Chief also submitting change to Operations Plan based on risk. This discussion was put on hold as it is the advertised time for the public hearing.

**Public Hearing, 4:45 PM:**

Lang moved to enter into a public hearing for Z17-C368. Seconded by Craig. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Lang noted that the hearing is to consider a zoning change request from M-1 Industrial/Office to C-2 General Commercial for property known as 2218 Eber Road (38-46071). Applicant: Dustin Zappone

Anne Grasser, agent for the applicant, was sworn in by the Chair.

Zoning Administrator gave a review of the request at 5:50 PM. Wagner confirmed the applicant agreed to join a joint economic development district.

Grasser was in agreement with the Zoning Administrator's summary. Hoecherl asked about wetlands issues. Grasser stated that they have been identified and they are avoiding those areas. Lang confirmed with Grasser that they do not have any issues with joining an economic development district. Hoecherl commented that it is township policy.

Hoecherl asked about a retention pond. Grasser stated that there is a detention pond. Craig noted submitted plan. Hoecherl asked about overflow and ditch. Grasser stated that there is a storm sewer along Eber Road. Overflow will be diverted there.

Lang stated that the Zoning Commission was concerned that it not be a junk yard.

Hoecherl asked about fencing and Grasser confirmed that the preliminary plan would be that for fencing around car storage.

Craig asked Wagner for clarification – Is this a body shop or strictly a tow shop? Wagner-Some body work and a towing lot. Not sure length of time for car storage. Must be screened-fencing and landscaping. This will have to go through site plan review.

Lang asked if Wagner is comfortable with the change in zoning. Wagner stated that architectural controls would require screening and ultimately be acceptable.

Craig asked for clarification on fencing. Wagner stated that most likely during the review process they would be required to have chain link and trees or vinyl fence and trees.

Wagner stated that junk yard or salvage yard would require a different zoning classification.

Grasser confirmed that none of this surprises her. She understands the process.

Hoecherl suggested security fencing.

Lang asked for additional comment from Grasser. Grasser had nothing further to add.

No one else identified themselves for testimony.

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

Lang noted Zoning Commission motion; asked Law Director about property inclusion in JEDD. Sanderson stated that property owner will complete petition. She will work with property owner. Craig received confirmation that inclusion to JEDD should be part of motion.

Craig stated that in looking at area it was helpful that letters in packet commented on surrounding area, commercial highway, C-2 properties. This is not out of sorts regarding zoning.

Hoecherl concurred with Craig's comments. Hoecherl commented on his site visit. Consistent with what is in the area.

Hoecherl moved to approve file Z17-C368, request from M-1 Industrial/Office to C-2 General Commercial at 2218 Eber Road, upon execution of application to join a Joint Economic Development District with Monclova Township. Seconded by Lang.

Craig asked for discussion. Asked if any other conditions need to be included, like the county comments. Lang stated that it is part of the Z file that Hoecherl moved on.

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

**Old Business COVID-19 report continued:**

Lang moved, Craig seconded, to approve the amended Monclova Township COVID-19 Temporary Operations Plan Version 1.5 effective upon final approval from Law Director Dawn Sanderson. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Lang moved, Craig seconded, to approve the Monclova Township Operations Plan Based on Lucas County COVID-19 Risk Level dated and effective August 4, 2020. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Fire Chief stated that Lucas County is at a COVID Level 3. Chief updated the trustees with other Coronavirus issues (6:13 PM through 6:17 PM). Administrator Grim had nothing further to add. Lang commented on not losing opportunities.

**New Business, JEDD Applicant**

Lang commented on Victoria Valle’s diversity and business acumen; personally known to her (6:22 PM). Hoecherl concurred with Lang’s comments. Craig stated he is comfortable with both applicants.

Lang moved, Craig seconded, to appoint Victoria Valle as a board member of the Monclova Township-Village of Whitehouse Joint Economic Development District; term to commence immediately through July 31, 2024. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Administrative staff will give information to Ms. Valle.

**Fire Chief’s Report:**

Fire Chief’s June report was reviewed. Lang moved, Craig seconded, to accept the resignation of Jeremy Hamilton from the Fire Department effective July 31, 2020. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Chief notified trustees of grant award in the amount of \$3,093 for EMS training and equipment.

**Law Director:**

Sanderson noted Board of Zoning Appeals hearing for an exemption for a home occupation certificate. That has been revoked. She is working with Zoning Administrator on property clean up. Can order a zoning violation clean-up and a cease and desist order. Sanderson reviewed process. Lang stated support for actions described by Sanderson. Hoecherl commented on approximately three years’ worth of issues. Supports Law Director’s recommendations. Craig commented on a longer time frame than three years; also supports Law Director recommendations.

Sanderson commented COVID issues and on employee notification that employees are entitled to information, but in a limited fashion. Employees are entitled to privacy as well. Weekly status update can give numbers and general summary. Lang asked that trustees be kept updated as well.

Sanderson commented on Mill Ridge and Byrnwyck ‘repairs.’ Her recommendation based on Administrator Grim’s information would be to wait and see. If we need to take legal action, there is a two year statute of limitation. Recommending waiting to see what outcome of current action will be.

**Township Administrator’s Report:**

Craig moved, Hoecherl seconded, to accept the bid from the Shelly Company in the amount of \$950,753.08 for the 2020 Monclova Township OPWC Annual Resurfacing Project. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Grim stated that the streets to be cared for are in Fallen Timbers Fairways, Lexington Glen, and a couple of streets in Briarfield Business Park.

Lang moved, Craig seconded, to approve the contract with American Pavements Inc. for the 2020 Monclova Township Crack Seal Program. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

Craig asked about Water Commission project, as noted in Grim’s report. The report notes “tower” and questioned location. Grim commented that the tower is behind the Administration building. Different bandwidth that shouldn’t cause any issues with the township’s current communication.

Grim commented on salt contract at 6:44 PM; will be spending less than \$44,000 on salt this year due to existing inventory from last year.

Springfield Township’s vendor, Buck Brothers, working on the crack seal on Byrnwyck. Current ‘fix’ seems to be helping the stickiness and character of the road. Lang stated that the tar situation is better. Grim stated that vendor is willing to do the process one more time if needed. Lang stated there are some areas that were missed but assessment should be done by Grim and Road Superintendent.

**Citizen Comment:**

None

**Adjournment:**

Moved by Hoecherl, seconded by Lang, to adjourn at approximately 6:50 PM. Mr. Pike called roll: Lang, yes; Hoecherl, yes; Craig, yes.

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

BOARD OF TRUSTEES Accepted 08/17/2020

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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
319-2020	07/29/2020	07/30/2020	CH	Payroll	\$46,479.18	O
320-2020	08/03/2020	07/30/2020	CH	TRIOTECH CORPORATION	\$2,825.00	O
321-2020	08/03/2020	07/30/2020	CH	Emerge	\$855.00	O
322-2020	08/03/2020	07/30/2020	CH	SUPERIOR UNIFORM SALES, INC.	\$701.87	O
323-2020	08/03/2020	07/30/2020	CH	W.W. WILLIAMS	\$812.00	O
324-2020	08/03/2020	07/30/2020	CH	FYR-FYTER SALES & SERVICE	\$186.05	O
325-2020	08/03/2020	07/30/2020	CH	HYDROSTATIC TESTING & WELDING, INC.	\$135.00	O
326-2020	08/03/2020	07/30/2020	CH	Padgett Business Services	\$395.00	O
327-2020	08/03/2020	07/30/2020	CH	SiteOne Landscape Supply	\$1,010.58	O
328-2020	08/03/2020	07/30/2020	CH	KUHLMAN CORPORATION	\$80.00	O
329-2020	08/03/2020	07/30/2020	CH	Shelly Materials Inc.	\$465.48	O
330-2020	08/03/2020	07/30/2020	CH	GENERAL PRO HARDWARE	\$23.77	O
331-2020	07/31/2020	07/30/2020	CH	HOME DEPOT CREDIT SERVICES	\$11.37	O
332-2020	08/03/2020	07/30/2020	CH	WOOD COUNTY IMPLEMENT	\$540.35	O
333-2020	08/03/2020	07/30/2020	CH	CERTIFIED POWER, INC.	\$31.98	O
334-2020	08/03/2020	07/30/2020	CH	A.J. BOELLNER SALES & SERVICE	\$1.50	O
335-2020	08/03/2020	07/30/2020	CH	TOLEDO EDISON COMPANY	\$28,766.24	O
336-2020	08/03/2020	07/30/2020	CH	TOLEDO EDISON COMPANY	\$2,056.04	O
337-2020	07/31/2020	07/30/2020	CH	OHIO GAS COMPANY	\$63.93	O
338-2020	08/03/2020	07/30/2020	CH	CITY OF TOLEDO	\$217.96	O
339-2020	08/03/2020	07/30/2020	CH	Time Warner Cable	\$707.30	O
340-2020	08/03/2020	07/30/2020	CH	Consumer Life Insurance company	\$388.78	O
341-2020	08/03/2020	07/30/2020	CH	Ohio Deferred Comp	\$1,060.00	O
342-2020	08/03/2020	07/30/2020	CH	MT Business Technologies, Inc.	\$110.57	O
343-2020	07/31/2020	07/30/2020	CH	TRI-COUNTY FUELS	\$1,548.60	O
344-2020	08/03/2020	07/30/2020	CH	DELTA DENTAL PLAN OF OHIO	\$959.13	O
345-2020	08/03/2020	07/30/2020	CH	Sanderson Law Offices LLC	\$3,307.50	O
3812	08/03/2020	07/30/2020	AW	P&R Communications Service, Inc.	\$305.09	O
3813	08/03/2020	07/30/2020	AW	BRONDES FORD	\$924.47	O
3814	08/03/2020	07/30/2020	AW	ESO Solutions	\$995.00	O
3815	08/03/2020	07/30/2020	AW	ULTRA HEATING & COOLING	\$3,800.00	O
3816	08/03/2020	07/30/2020	AW	McKesson	\$35.98	O
3817	08/03/2020	07/30/2020	AW	FINLEY FIRE EQUIPMENT	\$1,604.38	O
3818	08/03/2020	07/30/2020	AW	BOUND TREE MEDICAL, LLC	\$874.32	O
3819	08/03/2020	07/30/2020	AW	RELIANCE OXYGEN & EQUIPMENT	\$216.00	O
3820	08/03/2020	07/30/2020	AW	ST. LUKES HOSPITAL	\$8.51	O
3821	08/03/2020	07/30/2020	AW	RANDY MASTIN SEPTIC TANK INC.	\$770.00	O
3822	08/03/2020	07/30/2020	AW	Swan Creek Landscaping	\$1,205.00	O
3823	08/03/2020	07/30/2020	AW	Oscar W. Larson Co.	\$396.72	O
3824	08/03/2020	07/30/2020	AW	RayleCom Communications	\$94.70	O
3825	08/03/2020	07/30/2020	AW	FOUR COUNTY CAREER CENTER	\$10.00	O
3826	08/03/2020	07/30/2020	AW	AT & T	\$81.27	O
3827	08/03/2020	07/30/2020	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
3828	08/03/2020	07/30/2020	AW	National DRIVE	\$3.00	O
3829	08/03/2020	07/30/2020	AW	MONCLOVA TOWNSHIP FIREFIGHTERS ASSOC.	\$69.50	O
3830	08/03/2020	07/30/2020	AW	LUCAS COUNTY TOWNSHIP ASSOC.	\$12.00	O

**Payment Listing**

Year 2020

Total Payments:	<u>\$105,421.12</u>
Total Conversion Vouchers:	<u>\$0.00</u>
Total Less Conversion Vouchers:	<u><u>\$105,421.12</u></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.