

Springfield Township Trustees
Regular Trustees' Meeting

7:00 p.m. Monday, May 6, 2019

The Springfield Township Trustees met in regular session, open to the public, on Monday, May 6, 2019, at 7:00 p.m. in the Township Chambers, 7617 Angola Road, Holland, Ohio with the following members present:

Tom Anderson Jr.
Robert Bethel
Andrew Glenn

Robert Bethel called the meeting to order at 7:00 p.m. All present were asked to rise for a silent prayer and the Pledge of Allegiance.

ADOPTION OF AGENDA:

Motion made by Andrew Glenn to approve the agenda, as presented. Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes
Tom Anderson Jr., yes
Robert Bethel, yes

PUBLIC COMMENT:

None

GUEST PRESENTATION: Richard Crowell – Carmella Park

Richard Crowell of 2550 Patrice Ln., President of the HOA of Carmella Gardens asked the Trustees for full maintenance of Carmella Park but would like to maintain control of the scheduling of the park activities. The Trustees agreed to take over maintenance.

PUBLIC HEARINGS:

Dorr Street Joint Economic Development District:

Trustee Robert Bethel declared that we will now continue the Public Hearing from March 18, 2019, for the Dorrr Street Joint Economic Development District (JEDD).

This is a public hearing to allow for public comment and recommendations on a Joint Economic Development District Contract proposed to be entered into between Springfield Township and the Village of Holland, Ohio and the proposed creation of a joint economic development district to be known as the Dorrr Street Joint Economic Development District.

On March 18, 2019 the Board of Trustees opened a PUBLIC HEARING on the proposed JEDD Contract and the joint economic development district. No members of the public came forward at that time to comment.

That March 18, 2019 PUBLIC HEARING was adjourned and CONTINUED until now.

Notice of this adjourned and CONTINUED public hearing was published in The Blade print and digital media on March 29, 2019, more than 30 days prior to this hearing. Since the date of that publication and continuously until this hearing, the following documents have been available for public inspection in the Office of the Township Fiscal Officer:

a copy of the contract creating the district, including the economic development plan for the district;

a REVISED description of the areas to be included in the district, including REVISED parcel numbers and a REVISED map to denote the specific boundaries of the area and to indicate zoning restrictions applicable to the area;

and, a schedule for the collection of an income tax within the district.

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The minutes from the March 18, 2019 Public Hearing were read.

Trustee Robert Bethel opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C660.

Laura Conant, 2120 Centennial Rd, was sworn in and asked if the new JEDD income tax would apply to all Springfield Township residents. The Trustees stated that it would not, the new JEDD tax would only apply to those businesses and their employees within the JEDD.

Motion made by Tom Anderson Jr. to close the public hearing for Dorr Street Joint Economic Development District. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Z19-C660:

Motion made by Tom Anderson Jr. to open the public hearing Z19-C660 – A zoning change request from RA-4 Rural Residential and M-1 Limited Industrial to RA-4 Rural Residential submitted by Rod & Laura Conant for the property located at 2120 Centennial Road. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Mr. Barnes was sworn in.

Mr. Barnes stated that the Plan Commission, the Zoning Commission, and the staff recommended their approval for this zoning change. The back section of this parcel is currently zoned as industrial, with the front section zoned as residential. This zoning change would zone the whole parcel as residential.

Trustee Robert Bethel opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C660.

Rod Conant, 2120 Centennial Rd, applicant, was sworn in and stated that they plan on adding to the back of the house and using the property residentially.

Motion made by Tom Anderson Jr. to close the public hearing for Z19-C660. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Motion made by Tom Anderson Jr. to approve Z19-C660 – A zoning change request from RA-4 Rural Residential and M-1 Limited Industrial to RA-4 Rural Residential submitted by Rod & Laura Conant for the property located at 2120 Centennial Road. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Z19-C661:

Motion made by Tom Anderson Jr. to open the public hearing Z19-C661 – A zoning change request from RA-4 Rural Residential to C-2 General Commercial submitted by

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Jerry Carter for the property located at 9326 Airport Highway. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Mr. Barnes stated that the Plan Commission, the Zoning Commission, and the staff recommended their approval for this zoning change. The current zoning is inappropriate for this parcel. The requested change fits with the adjacent parcels.

Trustee Robert Bethel opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C661.

Jerry Carter, 1 Seagate, representing the property owner, was sworn in and stated the property owner would like to sell the property with the correct zoning applied.

Motion made by Tom Anderson Jr. to close the public hearing for Z19-C661. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Motion made by Tom Anderson Jr. to approve Z19-C661 – A zoning change request from RA-4 Rural Residential to C-2 General Commercial submitted by Jerry Carter for the property located at 9326 Airport Highway. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Z19-C662/Z19-C663

Motion made by Tom Anderson Jr. to open the public hearing Z19-C662/Z19-C663 – A zoning change request from RA-4 Rural Residential to C-2 General Commercial submitted by Jerry Carter for the property located at 9350 Airport Highway. (2 parcels) Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Mr. Barnes stated this change is the same as the prior zoning change request and the staff recommends approval.

Trustee Robert Bethel opened the floor to anyone who wished to speak in support of, or in opposition to Z19-C662/Z19-C663.

No comments were made.

Motion made by Tom Anderson Jr. to close the public hearing for Z19-C662/Z19-C663. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

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Motion made by Tom Anderson Jr. to approve Z19-C662/Z19-C663 – A zoning change request from RA-4 Rural Residential to C-2 General Commercial submitted by Jerry Carter for the property located at 9350 Airport Highway. (2 parcels) Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

PLANNING AND ZONING: By Jacob Barnes, Planning Director

Written Report:

- In the month of April, 31 permits were issued, including five new dwelling permits.
- Preliminary site plan approval was granted for a new auto parts store at 7400 Airport Highway.
- Preliminary site plan approval was granted for new buildings at Lock-It-Up self-storage at 6387 South Avenue.
- 2019 Master Plan Update – www.planspringfield.com is still live. A brief survey can be taken there.
- Mr. Barnes attended several meetings/events including:
 - Lucas County Plan Commission
 - Leadership Conference
 - OTA Zoning Conference – presented “Working with the Public Effectively”
 - Chamber Business Council Meeting
 - JEDZ Business Advisory Council Meeting

FISCAL OFFICER'S REPORT: Barbara Dietze, Fiscal Officer

Payment of Bills:

Motion made by Tom Anderson Jr. to approve the payment register of payments made by check from April 19 to May 5, 2019, in the amount of \$81,856.90, as presented.

Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Ms. Dietze also presented the Trustees with an electronic payment listing from April 18 to May 2, 2019, in the amount of \$482,485.98. This includes payrolls paid on April 18, 2019, for the Township bi-weekly, in the amount of \$194,189.25, and on May 2, 2019, for the Township bi-weekly, in the amount of \$194,078.71 and the Elected Officials monthly, in the amount of \$9,285.34.

Approval of Minutes:

Motion made by Tom Anderson Jr. to approve the Regular Trustees' Meeting Minutes of Monday, April 15, 2019, as amended. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Other Items:

Ms. Dietze presented the Trustees with a request to wire funds for the property purchase on Albon Road.

Motion made by Tom Anderson Jr. to approve the wire transfer of funds for the property purchase of 1355 Albon Road, at a total cost of \$414,417.75. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

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PUBLIC ADMINISTRATION: By Mike Hampton, Administrator

Mr. Hampton reviewed the Public Administration's Monthly Report and highlighted the following items:

- Mr. Hampton attended several meetings/events including:
 - Task Force Meeting
 - Health Benefits Meeting
 - TMACOG Tech Session
- The 65th Annual BWC/Safety Council Safety Recognition Awards Banquet will be held on May 15, 2019.
- Officially closed on the property swap of Nebraska for Airport Hwy.
- Mr. Hampton presented the Trustees with an amended estimate for the Lincoln Green Road Project.

Motion made by Andrew Glenn to approve the amended estimate for the Lincoln Green Road Project, at a cost of \$946,703.60. Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes
Tom Anderson Jr., yes
Robert Bethel, yes

- Mr. Hampton presented the Trustees with a request to approve the winning bid contractor for the Peter May Ditch Drainage Improvements.

Motion made by Tom Anderson Jr. to approve TAP Construction for the Peter May Ditch Drainage Improvements, at a cost of \$57,069. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

- Mr. Hampton presented a drawing of the proposed King/Angola roundabout. The Township's current east entrance will be closed and be replaced with the roundabout enter/exit lane. The west entrance will become right in and right out only.
- In the beginning stages of an I/475-23 pedestrian/bicycle crossing.
- Dorr St. Interchange update:
 - Utility conference call
 - Continue to facilitate economic development
- Mr. Hampton presented the Trustees with a request for Memorandum of Understanding for the new Dorr/McCord roundabout.

Motion made by Tom Anderson Jr. to authorize Administrator Michael Hampton to develop a Memorandum of Understanding with Lucas County for the new roundabout at Dorr/McCord. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

- Mr. Hampton presented the Trustees with a resolution to re-establish spending authority.

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Motion made by Andrew Glenn to approve Resolution #19-006 Re-Establish Township Spending Authority. Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn., yes
Tom Anderson Jr., yes
Robert Bethel, yes

EXECUTIVE SESSION:

An Executive Session was requested per ORC 121.22(G)(1): To consider the compensation and appointment of a public employee or official, and to invite Administrator Mike Hampton, Law Director Gary Sommer, Planning Director Jacob Barnes, and Fiscal Officer Barbara Dietze to attend.

Motion made by Tom Anderson Jr. to adjourn to Executive Session at 7:51 p.m. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Motion made by Tom Anderson Jr. to reconvene from Executive Session at 8:21 p.m. Seconded by Andrew Glenn and the roll call resulted as follows:

Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

Action taken as a result of executive session:

Motion made by Tom Anderson Jr. to appoint Jack Amlin to the alternate position of the Zoning Board of Appeals. Seconded by Andrew Glenn and the roll call resulted as follows:


Tom Anderson Jr., yes
Andrew Glenn, yes
Robert Bethel, yes

ADJOURNMENT:

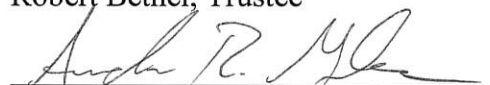
Andrew Glenn moved to adjourn at 8:22 p.m. Seconded by Tom Anderson Jr. and the roll call resulted as follows:

Andrew Glenn, yes
Tom Anderson Jr., yes
Robert Bethel, yes


Barbara Dietze, Fiscal Officer


Tom Anderson Jr., Trustee


Robert Bethel, Trustee


Andrew Glenn, Trustee

Payment Listing

UAN v2019.2

4/16/2019 to 5/6/2019

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
77353	05/06/2019	05/02/2019	AW	All Spray, Ltd	\$165.00	O
77354	05/06/2019	05/02/2019	AW	American Patriot K-9 Training LLC	\$675.00	O
77355	05/06/2019	05/02/2019	AW	AMERICAN PLANNING ASSOCIATION	\$95.00	O
77356	05/06/2019	05/02/2019	AW	AMERIGAS - TOLEDO 5678	\$43.29	O
77357	05/06/2019	05/02/2019	AW	AT&T	\$31.57	O
77358	05/06/2019	05/02/2019	AW	AT&T	\$2.64	O
77359	05/06/2019	05/02/2019	AW	BADBRUSH SIGN AND DESIGN	\$12.00	O
77360	05/06/2019	05/02/2019	AW	Diversified Inspections/Independent Teesting	\$714.00	O
77361	05/06/2019	05/02/2019	AW	Fin Farm, LLC	\$500.00	O
77362	05/06/2019	05/02/2019	AW	FYR-FYTER SALES & SERVICE	\$1,594.90	O
77363	05/06/2019	05/02/2019	AW	GRAINGER, INC.	\$4,458.38	O
77364	05/06/2019	05/02/2019	AW	HYDROSTATIC TESTING	\$132.00	O
77365	05/06/2019	05/02/2019	AW	Interstate Sign Products, Inc.	\$28.00	O
77366	05/06/2019	05/02/2019	AW	John Deere Financial	\$7,032.99	O
77367	05/06/2019	05/02/2019	AW	Kimball Midwest	\$72.33	O
77368	05/06/2019	05/02/2019	AW	Leaf	\$589.00	O
77369	05/06/2019	05/02/2019	AW	Mannik Smith Group	\$931.50	O
77370	05/06/2019	05/02/2019	AW	MAUMEE SUPPLY	\$45.50	O
77371	05/06/2019	05/02/2019	AW	MICK ELECTRIC CO INC	\$29.10	O
77372	05/06/2019	05/02/2019	AW	Mutual of Omaha	\$192.64	O
77373	05/06/2019	05/02/2019	AW	National Testing Network	\$500.00	O
77374	05/06/2019	05/02/2019	AW	Northwest Ohio Advanced Energy Improve	\$51,446.11	O
77375	05/06/2019	05/02/2019	AW	Northwest Screen Print LLC	\$200.00	O
77376	05/06/2019	05/02/2019	AW	NOVFA Charity Fund	\$486.00	O
77377	05/06/2019	05/02/2019	AW	OBM	\$275.82	O
77378	05/06/2019	05/02/2019	AW	Rentner Lumber & Supply	\$79.00	O
77379	05/06/2019	05/02/2019	AW	Shelly Materials, Inc.	\$351.53	O
77380	05/06/2019	05/02/2019	AW	SUTPHEN CORPORATION	\$702.56	O
77381	05/06/2019	05/02/2019	AW	T & S TOOL SUPPLY CO, INC.	\$6.06	O
77382	05/06/2019	05/02/2019	AW	Target Solutions, LLC	\$6,979.40	O
77383	05/06/2019	05/02/2019	AW	TOLEDO DOOR AND WINDOW	\$460.00	O
77384	05/06/2019	05/02/2019	AW	TRACTOR SUPPLY COMPANY	\$264.29	O
77385	05/06/2019	05/02/2019	AW	Triotech	\$920.95	O
77386	05/06/2019	05/02/2019	AW	Varouh Oil Inc	\$569.45	O
77387	05/06/2019	05/02/2019	AW	Verizon Wireless	\$524.02	O
77388	05/06/2019	05/02/2019	AW	Yankee Doodle Flags & More, LLC	\$70.33	O
77389	05/06/2019	05/02/2019	AW	Young Supply Co.	\$26.28	O
77390	05/06/2019	05/02/2019	AW	HOME DEPOT	\$400.26	O
77391	05/06/2019	05/02/2019	RW	Eric Guilliod	\$50.00	O
77392	05/06/2019	05/02/2019	RW	Andrew Hohlbein	\$50.00	O
77393	05/06/2019	05/02/2019	RW	Desitny Holt	\$50.00	O
77394	05/06/2019	05/02/2019	RW	Samantha Prenger	\$50.00	O
77395	05/06/2019	05/02/2019	RW	Tina Snyder	\$50.00	O

Total Payments: \$81,856.90

Total Conversion Vouchers: \$0.00

Payment Listing

UAN v2019.2

4/16/2019 to 5/6/2019

Total Less Conversion Vouchers: \$81,856.90

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.

