

Springfield Township Trustees  
Regular Trustees' Meeting

7:00 p.m. Tuesday, September 3, 2019

The Springfield Township Trustees met in regular session, open to the public, on Tuesday, September 3, 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, absent

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

**ADOPTION OF AGENDA:**

Mr. Hampton stated that the scheduled guest presentation would be delayed till a future meeting and added appointment of a public employee to the reason for executive session.

**Motion made by Tom Anderson Jr. to approve the agenda, as amended.** Seconded by Robert Bethel and the roll call resulted as follows:

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

**PUBLIC COMMENT:**

Several residents of Shadow Woods attended the meeting to ask the Trustees for help in resolving some maintenance issues within their subdivision. Larry Brooks, 7332 Deer Trail Court, brought pictures showing overgrown lots with debris piles. He said that the lack of maintenance is attracting unwanted vermin into their neighborhood. He also stated that the Homeowner's Association fees have been steadily increasing but residents are not receiving services in line with the fees. Isiah Townsend Jr., 1615 Deer Trail Court, said that he has had to call pest control to address his problems, in addition to dealing with the invasive weeds. Carol Farmer, 7323 Deer Trail Court, brought additional pictures and stated that she sent a letter to the developer outlining these and other maintenance concerns. DeLois Baskin, 1738 Deer Trail Drive, also spoke and reiterated the concerns of her neighbors. Gary Grup, 2119 Field Brook Drive and developer of the subdivision, stated that he has responded to all of the complaints and is properly maintaining all of the undeveloped lots and common areas. He also explained that until all but one lot in the subdivision is sold, he remains the effective head of the Homeowner's Association and can provide the homeowners with a list of items paid out of their fees. Jacob Barnes, Planning Director, stated that this arrangement is common for ongoing developments. The Trustees and legal counsel, Kent Murphree, further explained that the township has limited authority to address these situations unless they become a legal nuisance.

Mathew Ward, 1811 Deer Trail, also stated that the Township snowplows consistently bury the fire hydrant outside his residence. Mr. Hampton stated that he would talk to the Public Services Department to ensure the hydrant remains clear.

**PLANNING AND ZONING:** By Jacob Barnes, Planning Director

**Written Report:**

- Mr. Barnes requested that the Trustees set a future public hearing date.  
**Motion made by Tom Anderson Jr. to set a public hearing date for October 7, 2019, at 7:00 p.m. for Z19-C666 – A text amendment regarding signage and lighting in the Door Street Interchange Overlay District.** Seconded by Robert Bethel and the roll call resulted as follows:

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

- In the month of August, 34 permits were issued, including 3 new dwellings.
- The 2019 Master Plan Update is in process.
- Mr. Barnes requested that Michelle Doyle's term be renewed on the Board of Zoning Appeals.

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**Motion made by Tom Anderson Jr. to appoint Michelle Doyle to the Board of Zoning Appeals for a new five year term that will expire on 8/25/2024.** Seconded by Robert Bethel and the roll call resulted as follows:

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

- Approved a site plan review for the new O'Reilly's Auto Parts at 7400 Airport Highway.
- The Board of Zoning Appeals denied a conditional use request for a group living facility, submitted by Racing for Recovery, for the property located at 8602 Pilliod Road, 8602 Pilliod Road (rear), and 8611 Airport Highway.
- The Board of Zoning Appeals approved a variance request for a flag pole, submitted by Fire Station Grill, for the property located at 1520 S. Holland Sylvania Road.
- Mr. Barnes attended several meetings/events including:
  - Monclova Township Zoning Meeting
  - Chamber Business Council Meeting
  - Holland Springfield Rotary Luncheon
  - NW Ohio APA Planning 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 August 20 to September 3, 2019, in the amount of \$86,418.69, as presented.**

Seconded by Robert Bethel and the roll call resulted as follows:

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

Ms. Dietze presented the Trustees with an additional payment listing of checks to be printed and electronically signed under the Township's new policy.

**Motion made by Tom Anderson Jr. to approve the payment listing from September 4, 2019 in the amount of \$201.26, as presented.** Seconded by Robert Bethel and the roll call resulted as follows:

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

**Motion made by Tom Anderson Jr. to allow the Fiscal Officer to print the electronically signed checks, in accordance with Township policy.** Seconded by Robert Bethel and the roll call resulted as follows:

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

Ms. Dietze also presented the Trustees with an electronic payment listing from August 16 to August 29, 2019, in the amount of \$231,222.78. This includes bi-weekly Township payroll paid on August 22, 2019, in the amount of \$193,711.98.

Approval of Minutes:

**Motion made by Tom Anderson Jr. to approve the Regular Trustees' Meeting Minutes of Monday, August 19, 2019, as presented.** Seconded by Robert Bethel and the roll call resulted as follows:

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

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Lighting Districts:

Ms. Dietze presented the Trustees with the list of lighting districts to be reassessed in 2020. She explained that all districts are reviewed annually but that the changes this year were minimal.

**Motion made by Tom Anderson Jr. to approve Resolution #19-019, Notice of Lighting Assessment Re-Certification.** Seconded by Robert Bethel and the roll call resulted as follows:

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

**PUBLIC ADMINISTRATION:** By Mike Hampton, Administrator

Written Report:

- Three Board members have been named to the Door Street JEDD Board but the fourth, an employee working in the Zone, and the fifth, an individual chosen by the other four, have yet to be chosen. Mr. Hampton is researching what work can proceed without the full board being appointed.
- Mr. Hampton drafted a letter to the County Commissioners on behalf of the Trustees.
- Mr. Hampton attended several meetings/events including:
  - Gateway Design Meeting
  - Employee Handbook Meeting
  - Lincoln Green Pre-Construction Meeting-coordination of multiple projects
- The Lincoln Green ADA Upgrade bid was awarded to DL Smith for \$50,325.25. The cost will be fully covered by a grant.
- Letters were sent out to property owners bordering I-23, between Salisbury Road and Airport Highway, outlining proposed noise wall options. The Township would like to work with our neighboring Townships to build coordinating walls on the complete corridor.
- The Township received the Ohio EPA permit for the Albon Road property.

**EXECUTIVE SESSION:**

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

**Motion made by Tom Anderson Jr. to adjourn to Executive Session at 8:25 p.m.**

Seconded by Robert Bethel and the roll call resulted as follows:

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

**Motion made by Tom Anderson Jr. to reconvene from Executive Session at 9:01 p.m.**

Seconded by Robert Bethel and the roll call resulted as follows:

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

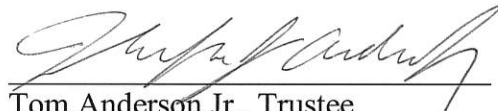
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**Motion made by Tom Anderson Jr. to adjourn at 9:02 p.m.** Seconded by Robert Bethel and the roll call resulted as follows:

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

  
Barbara Dietze, Fiscal Officer

  
Tom Anderson Jr., Trustee

  
Robert Bethel, Trustee

  
Andrew Glenn, Trustee

**Payment Listing** *Batch*  
9/4/2019 to 9/4/2019

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
971-19B	09/04/2019		AW	Hose Sales Direct	\$121.41	B
972-19B	09/04/2019		AW	Impact Printing Services, LLC	\$79.85	B
Total Payments:					\$201.26	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$201.26	

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.

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 X   
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**Payment Listing**

8/20/2019 to 9/3/2019

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
77651	09/03/2019	08/29/2019	AW	ADT SECURITY SERVICES INC	\$497.76	O
77652	09/03/2019	08/29/2019	AW	AJ Boellner Inc	\$165.24	O
77653	09/03/2019	08/29/2019	AW	APWA NW Ohio Chapter	\$95.00	O
77654	09/03/2019	08/29/2019	AW	AT&T	\$69.08	O
77655	09/03/2019	08/29/2019	AW	BIG TRUCK AND AUTO	\$119.01	O
77656	09/03/2019	08/29/2019	AW	Brondes Ford Maumee	\$3,101.23	O
77657	09/03/2019	08/29/2019	AW	Buck Pavement Restoration LLC	\$31,577.28	O
77658	09/03/2019	08/29/2019	AW	CENTURY EQUIPMENT INC	\$199.73	O
77659	09/03/2019	08/29/2019	AW	DEPARTMENT OF PUBLIC UTILITIES	\$48.48	O
77660	09/03/2019	08/29/2019	AW	FEI-Ferguson Waterworks #527	\$85.54	O
77661	09/03/2019	08/29/2019	AW	FLEX COM	\$1,036.60	O
77662	09/03/2019	08/29/2019	AW	Heban, Sommer & Murphree, LLC	\$4,992.00	O
77663	09/03/2019	08/29/2019	AW	John Deere Financial	\$8,126.21	O
77664	09/03/2019	08/29/2019	AW	K.O.V Electronic Repair, LTD	\$55.28	O
77665	09/03/2019	08/29/2019	AW	Knox Company	\$2,535.00	O
77666	09/03/2019	08/29/2019	AW	Leaf	\$589.00	O
77667	09/03/2019	08/29/2019	AW	LUCAS COUNTY TREASURER	\$66.00	O
77668	09/03/2019	08/29/2019	AW	MENARDS	\$575.40	O
77669	09/03/2019	08/29/2019	AW	Mercedes-Benz Financial Services USA	\$18,952.88	O
77670	09/03/2019	08/29/2019	AW	Mutual of Omaha	\$194.87	O
77671	09/03/2019	08/29/2019	AW	OBM	\$165.00	O
77672	09/03/2019	08/29/2019	AW	POWER TOOL SALES AND SERVICE	\$175.00	O
77673	09/03/2019	08/29/2019	AW	SiteOne Landscape Supply, LLC	\$216.41	O
77674	09/03/2019	08/29/2019	AW	Stevenson Building & Supply Co., Inc.	\$640.00	O
77675	09/03/2019	08/29/2019	AW	SUTPHEN CORPORATION	\$4,302.21	O
77676	09/03/2019	08/29/2019	AW	Triotech	\$6,564.95	O
77677	09/03/2019	08/29/2019	AW	Verizon Wireless	\$504.74	O
77678	09/03/2019	08/29/2019	AW	Warren Power Attachments	\$18.79	O
77679	09/03/2019	08/29/2019	RW	Deborah Huntzinger	\$50.00	O
77680	09/03/2019	08/29/2019	RW	Barbara Nix	\$250.00	O
77681	09/03/2019	08/29/2019	RW	Jodi Livecchi	\$50.00	O
77682	09/03/2019	08/29/2019	RW	India Campbell	\$50.00	O
77683	09/03/2019	08/29/2019	RW	Rosa Cepeda	\$50.00	O
77684	09/03/2019	08/29/2019	RW	Eugene Williams	\$200.00	O
77685	09/03/2019	08/29/2019	RW	LeAnn Toth	\$50.00	O
77686	09/03/2019	08/29/2019	RW	Lynn Truckor	\$50.00	O

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Total Payments:	\$86,418.69
Total Conversion Vouchers:	\$0.00
<b>Total Less Conversion Vouchers:</b>	<b>\$86,418.69</b>

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