

Minutes of Regular Meeting: September 2, 2020

4:00 p.m. Call to order of telephonic meeting by Chair Joe Schaller

Pledge of Allegiance

Roll Call: Mr. Britten, Mr. Mack, Mr. Schaller, Ms. Haar, Mr. Celley, Mr. Hoffmann, Chief Hetrick, Chief Brice, Ms. Hemminger, Mr. Warnimont

Approval of the amended agenda: Mr. Mack moved to approve the agenda as amended, Mr. Britten seconded; all yes, motion carried.

Special Presentation:

Public Hearing for zoning application: ZLA 2020-01 Henry Ms. Hemminger opened the public hearing; Gulfstream Properties, Ltd. on behalf of Ronald Henry Properties, L.P. request to rezone approximately 149 acres of land from R-3 Suburban Residential, R-4 Suburban Residential, and C-3 Highway Business to I-2 General Industrial. The property is located on the north side of Fremont Pike (US20) between City of Rossford and Lime City Road; this is just west of the Township complex. The applicants are with us. Prior to giving any testimony, you will need to be sworn in, so before you make any statements, we will need your name, address and swear you in.

First sworn was Duane Ankney, Gulfstream Properties; 5580 Monroe St. Suite 101, Sylvania, OH 43560 speaking on behalf of the applicants. Mr. Ankney spoke about the prior zoning hearings; both Wood County Planning Commission and the Perrysburg Township Zoning Commission passed the zoning change with unanimous approvals. Mr. Ankney gave a brief description of the past zoning changes and the arrival of the Amazon Fulfillment center. We feel the Industrial zoning will be the best use of this property. Ms. Hemminger asked for questions from the board. Mr. Britten directed a question to George Henry who was also on the call. George Oravec; 5333 Secor Rd. Toledo, OH 43623 was sworn. Mr. Britten had some concerns about a drainage tile, and wanted Mr. Oravec to recall the prior zoning change and the drainage tile and suggested he work with the County Engineer on this. Mr. Oravec said that he would certainly do so.

Ms. Hemminger opened the floor to anyone wishing to speak in favor of the application, hearing none, she asked for anyone present that was opposed to the change, hearing none, she asked the board for any additional questions. With no questions from the board, she closed testimony and opened the floor to final deliberation or a motion. Mr. Mack asked Ms. Hemminger if there was any opposition, he had heard that an individual met with Mr. Celley who provided him with additional information. Mr. Celley stated that it was one of the neighbors; and he is now fine with the proposed change. Mr. Mack asked Mr. Britten if he had anything else to say. He responded that he did not. **Mr. Mack moved that ZLA 2020-01 be approved, Mr. Britten seconded; all yes, motion carried.** Ms. Hemminger stated that the public hearing was now closed. Mr. Ankney told the board that he and his company are happy to be working in the township, and thanked the board.

Maintenance: Mr. Hoffmann announced brush pick-up would start September 21, 2020. **Mr. Britten moved to approve the fall brush pick-up dates, Mr. Mack seconded; all yes, motion carried.**

Fire/EMS: Chief Brice asked for approval of the VFIS Accident and Sickness policy that provides some financial relief for part-time firefighters in the event of an accident or illness. The

amount of annual coverage is \$1135. **Mr. Britten moved to approve the VFIS invoice for annual coverage, Mr. Mack seconded, motion carried.** Chief Brice continued with a request from the Union President for consideration of hosting a drive-through chicken BBQ on October 10, 2020. They would like to do this to raise money for their charity account. Chief Brice is in support. Mr. Britten asked about past BBQ's and Chief Brice confirmed that some had been done in the past. **Mr. Britten moved to allow the firemen's union to proceed with the Chicken BBQ, Mr. Mack seconded; all yes, motion carried.**

Police: Chief Hetrick had a PO request for an aluminum canine insert for the Ford Explorer from American Aluminum Company from the drug fund moneys for \$2081. **Mr. Mack moved to approve the PO, Mr. Britten seconded; all yes, motion carried.**

Recreation and Recycling: Mr. Warnimont informed the board that the second section of playground equipment at Starbright Park is finished. He is waiting for approval of another Park grant to continue that work. He thanked the Maintenance Department for all their help. Mr. Warnimont stated that Meijer Inc. is offering a "simply giving" program where any \$10 gift cards sold on two designated days, Meijer will give \$10 plus \$20 for \$30 to the foods program. Mr. Warnimont discussed the recycling issues from last week. He has posted a "no cardboard" sign now, and is waiting for signage from the county. Mr. Celley spoke on the need to approve the proof of the signage included in the board package for this meeting. The county will make four signs, two mounted on posts for the driveway entrances, the other two will be put on the A-frame sign that can be moved out of the garbage truck. Consensus of the board was to approve the signage.

Zoning: Ms. Hemminger reported briefly on some up-coming zoning hearings that are scheduled. She distributed plans for French Quarter Square; it will be reviewed on Monday, September 14, by the Zoning Commission. The Board Zoning Appeals will be meeting on Tuesday, September 15 and will be considering a variance for parking set-back for French Quarter Square for the front and side yards. They will also be considering a conditional use application for poultry husbandry on Mandell Rd. Agendas will be out next week. She would welcome any thoughts the board had on French Quarter Square. Mr. Britten asked is the 10' land along the river track settled. The county is working with the WC Engineer and the owners to resolve the issue. Mr. Mack stated that Speedway purchased the home directly south of the land they owned at Thompson and Rt. 20. Ms. Hemminger stated that she had met with representatives of Speedway in January and they mentioned that they were trying to acquire that property so they could work on a site plan. Ms. Hemminger stated that she had not seen a site plan as yet. Mr. Schaller asked Ms. Hemminger to check on a white pick-up parked on the corner of Starlight and Starbright, he did not think it was plated, and is an eyesore that has been there for some time. Ms. Hemminger will take a look.

Administrator: Mr. Celley presented three software license annual renewals, PO's are written, but the board needs to approve the renewal. **Mr. Mack moved for approval of the renewal of the software licenses, Mr. Britten seconded; all yes, motion carried.** Mr. Celley discussed briefly the second round of COVID-19 relief funds, he stated that the township has already received over \$100,000 and is scheduled to receive another \$50,000; however, the county auditor is asking those that do not need additional funds, to not apply. The Fire Department has about \$15,000 that would apply. None of the other departments have much in the way of expense that is related. Both he and Ms. Haar feel that the township should decline the second round of relief funding. The bulk of the money is meant for cities and counties, but townships and villages were included. His recommendation to the board was to decline the second round. Mr. Britten asked if a smaller amount could be taken in the second round to cover the Fire Department expenses. Mr. Celley said that the first round has not been spent as yet. **Mr.**

Britten moved to decline the second round of Covid relief funds, Mr. Mack seconded; all yes, motion carried.

Fiscal Officer: Ms. Haar mentioned that she is putting together packets for the trustees to peruse for approval at the next meeting. She wants to get caught up on all the minutes and other reports.

Trustees: Mr. Schaller asked for any items from the trustees. Mr. Mack discussed briefly his concern with too many apartment complexes being approved through zoning, and how the zoning change from tonight's hearing alleviates a lot of his concerns.

Mr. Schaller in conversation with the fiscal officer (Ms. Haar) has some concerns with non-union employees getting maxed out on vacation. Ms. Haar would like some clarification on the policy. Mr. Britten stated that the policy was always (since he first worked in Maintenance) you could only carry on the books double what you could earn in a year. Once you hit double your max, you were only able to add to it as you used the total down. The county is the same way. Mr. Celley stated that that was the way it was until new policies were adopted in 2012 for Maintenance and other non-union staff. Mr. Britten asked what was done, for the record, in 2012. Mr. Celley responded that for the Maintenance department policy and a new non-union hourly employee policy. He did not know what the prior policy stated. Mr. Britten asked for the part that addresses vacation. Mr. Celley responded that for Road Maintenance employees, the hours that they earn from anniversary date to anniversary date, must be used in the following year; those employees are not allowed to accumulate or cash out vacation; they are required to use their vacation. Mr. Britten said, yes, it is what I said, about having to use down vacation before accumulating any more, and it probably states it more clearly in the 2012 policy. Mr. Britten asked where the confusion comes in. Mr. Celley stated that he thinks some supervisors were not paying attention to the policy and allowed people to accumulate in excess of the allowed amount. Ms. Haar stated that since she joined the township, employees have been allowed to cash out vacation. She said looking at the policy; these employees should not be allowed to cash out vacation time. Mr. Celley said that is correct. Mr. Britten asked Ms. Haar if that cleared up her concerns. Ms. Haar said correct, she will get it straightened out with the payroll company. Chief Hetrick asked if instead of accruing vacation, are we being given all of our vacation at the start of the year. Mr. Britten responded, no, you still have to accumulate vacation pay period to pay period depending on years of service. Chief Hetrick said that since it is use it or lose it shouldn't they be given all their vacation time at the first of the year? Mr. Britten stated that what you accumulate this year has to be used by the following year. Chief Hetrick understood. Mr. Schaller asked if there were any more questions. Ms. Haar asked Mr. Celley for clarification on one item. If an employee is close to their anniversary date and they aren't paying attention to what they accumulated and don't use the time are they supposed to lose it? Mr. Celley said if they're not paying attention or didn't understand the policy, let's get their supervisor to address it with the employee one time, then it is up to them to make sure it doesn't happen again. Mr. Britten said, I agree with you, as long as everyone is aware of this clarification of the policy (and some are here and the others can be told) vacation time is on their pay stubs and employees can track it themselves. Becky shouldn't have to send reminders; they should understand it and know what they should do. Mr. Celley agreed that it was not up to Becky to have anything to do with vacation. Chief Brice commented that he only has one hourly non-union employee, it was his understanding and is true for the union employees, that they are allowed to cash out up to half their vacation one time to bring the banks (of time accumulated) down if you choose not to use it. Chief Brice thinks it's a nice thing, and should not cost the township more, and wondered if the board would consider a change to the policy. Mr. Celley said that right now the policy is what it is and we are trying to make it right

with everyone so they don't lose. He said let's take care of our employees if there are misunderstanding, let's have them cash it or use it in the next 30 days. He continued stating that is my recommendation, but it is up to the board. Mr. Celley said right now they are required to take their vacation. They cannot cash it and they cannot carry it over. Mr. Celley suggested that going forward employee's be required to take it. Chief Brice said that he was not trying to argue that but if an employee has say 200 hours (picking arbitrary numbers) cash in 100 hours of that because they need some extra money – there is a benefit to that which we extend to our union employees, and I don't think it costs the township anything. Mr. Celley said that is a policy change and if the board wants to consider a policy change I would be willing to collect ideas from department heads on a change to forward to the board. Mr. Schaller said we will get this straightened out; because of the Covid there haven't been places to go and it has created this situation, I think it's great that our employees don't go out of the township at present. Mr. Schaller asked Mr. Britten about a group coming to the next meeting. Mr. Britten responded that the two people from the HOA for Wexford want to attend an in-person meeting and are planning on coming on September 16 so if we can make that happen it would be great. Ms. Haar made a suggestion that if the next meeting was telephonic perhaps some of the board could meet and some could join via telephone. Mr. Britten stated that they really want a face-to-face meeting.

Public Comments: Mr. Schaller asked for public comments: hearing none, Mr. Schaller asked for a motion to adjourn.

Mr. Britten moved to adjourn, Mr. Mack seconded; all yes, motion carried.

Shirley A Haar –Fiscal Officer

Joe Schaller -Chairman