

Minutes of Regular Meeting: July 1, 2015

6:00 pm Meeting called to order by Robert Mack

Pledge of Allegiance

Roll Call: Mr. Britten, Mr. Mack, Mr. LaHote Mrs. Haar, Mr. Celley, Chief Brice (6:05) Kelly Hemminger, Kraig Gottfried and Robert Warnimont Chief Hetrick was absent

**Britten made a motion (seconded by LaHote) to approve the amended agenda.
All Yes Motion Approved**

LaHote made a motion (seconded by Britten) to approve the minutes from the June 17, 2015 6:00pm evening meeting. All Yes Motion Approved

Maintenance: Kraig Gottfried told the Trustees the AC unit in the map room quit working. He said he had two quotes on it. The first was to repair it at a cost of \$2,133.00 and the second was to replace it at a cost of \$4938.00. Mack said he would be hesitant to fix it because a new one might be able to be used on a re-vamped/ new building.. Britten said he felt the same way. Hemminger said that the Zoning and Administrator's offices were cooled by a different AC unit and this one only affects the map room. Celley said that maybe the township should wait to do either options and see how bad that room actually gets. Since people are only in it occasionally and for short periods of time. This was tabled. Gottfried said that he went out to Woodland Dr on the complaint of water in the driveway. He said he took some pictures of it after a heavy rain and it wasn't very wet. Gottfried then said that the basin on Hufford Rd is the same as it was. He said he took some elevation shots and the basin cannot be elevated due to the swale. Next Gottfried said he went out and looked at 3rd St. He said that Dave Kuhn with Feller Finch had a punch list on 3rd St. and this was on it. Crestline did not take the swale down far enough and they will have to go back and cut it down farther west.

EMS / Fire: Chief Brice said the new engine committee has been meeting. He said he would be bringing this up at the next meeting.

Police: Chief Hetrick – no report

Recreation: Bob Warnimont said he received the bill for the Re-cycle Roundup in May and the township's portion is \$1333.30. Warnimont told the trustees with Celley and Hoelzle's help he got the park grant request down to the Park Board on time. He is putting in for a swing set and slide at the Heights. The current slide is unsafe and needs to be removed. He also told the Trustees the safety surface has not been installed because of the rain but will be as soon as it is dry enough.

Zoning: Kelly Hemminger- no report

Administrator: Walt Celley told the Trustees a preliminary estimate to construct the Carronade Rd extension came in at \$386,755.00. Celley said he had a tentative Memorandum of Understanding (MOU) between Perrysburg Township and Eckel Trace Development Ltd. The MOU states the Developer agrees to petition the Township for construction of the Extension. Said Petitioner will request payment by means of an assessment in an amount not to exceed \$23,077.00 plus accrued interest on each of the thirteen lots to abut the Extension. The Developers obligation for the cost of the Extension by the Township will not exceed \$300,000.00. In the event the estimates exceed such amount, Developer may give notice to the Township of its intent to terminate this Agreement or the Township may agree to pay the cost in excess of the \$300,000.00 and proceed with construction. The MOU further states payments will bear 3% per annum interest and be paid commencing on the day which the Township makes its first payment for construction and paid in 20 semi-annual payments beginning in January 2018. Developer also agrees to pay the sum of \$23,077.00 plus accrued interest to the Township upon the initial sale of

each of the 13 lots abutting the Extension in order to pay down the amount owed on the assessment. Developer agrees that the Township shall have a lien on each lot for the payment of said amount. The Agreement goes on to talk about the other obligations the Township and developer have concerning the construction of the Extension. Celley said that Feller Finch usually estimates high but even at that estimate the Township would only be obligated for the \$86,755.00. Celley suggested putting it out to bid and if the bids come in too high the Board could reject them and not do the construction. All three Trustees agreed it was time to put it out for bid and get the ball rolling. **Britten made a motion (seconded by LaHote) to present the MOU to the Developer and have Dave Kuhn from Feller Finch get the specs out for bid of the Extension. All Yes Motion Approved**

Office: Shirley Haar asked the Trustees to sign the check report (copy in file). The Trustees signed the report

Haar asked the Trustees to approve a PO in the amount of \$9962.77 to David Williams & Associates for the safety surface at the Heights. This purchase was previously approved but the PO was not. **LaHote made a motion (seconded by Britten) to approve to approve the PO. All Yes Motion Approved** Haar brought up the issue of the Administrative building. She told the trustees that on Saturday the 27th the windows leaked so badly the carpet in the office was wet. She said it took a maintenance worker about 4 hours to get it dry enough to put fans on to finish drying. She discussed the problems they are having and have been having for several years. Elsie Hetman a Township resident asked if that was the only area having problems and was told no. Haar told the Trustees it was time to stop talking about the building and do something about it. Britten said that the people in the offices need to be re-located somewhere. LaHote suggested asking citizens to volunteer to be on a building committee like the Township had for the fire department building. Mack said that back then Poggemeyer had studies/ designs for the building and the township needs to resurrect them. Mack said he thought the building could be renovated. After a discussion it was decided to see if the old plans exist and then figure out where to go from there.

Trustees: Celley said that there have been discussions on the upcoming Police levy. After discussing the options it was decided to put the 3 mil renewal on this November's ballot. Then after the election the need for a new levy will be accessed. Celley said if we are going to do this we need to pass a resolution. LaHote stated it was important to get the renewal on the ballot in November 2015. **LaHote made a motion (seconded by Britten) to approve Resolution 2015-17 Necessity to Renew 3Mill Levy Exceeding the Ten Mill Limitation, For The Provision of Police Protection. All Yes Motion Approved**

Celley said the County is researching doing a traffic study for the Roachton/Hull Prairie area for a round-about. He said there are 8 entities being petitioned to pay for the round-about and they are: Wood County Engineers, Wood County Park District, Perrysburg Schools, Perrysburg Township, Middleton Township and 2 Developers. We are being asked to pay \$5,000.00 apiece to pay for the traffic study. Britten said this is the first step and it helps that there are a lot of entities involved. This will help with the grant process. They look at the co-operation of the parties involved Britten said he has been going to the meetings right along and is supportive of this. **Britten made a motion (seconded by LaHote) to support the request. All Yes Motion Approved**

Celley brought up the Shore Tel renewal and said it is in the Perry Pro Tech IT agreement and recommended the Township go with the one year renewal. **LaHote made a motion (seconded by Britten) to renew the Perry Pro tech IT agreement for one year. All Yes Motion Approved**

LaHote brought up the intersection of Thompson and Bayer. He said he drove through there and it appears most of the traffic is on Thompson. He said the stop sign is on Thompson and wondered if it should be on Bayer instead. Celley said he thought that could be done by resolution. Mack asked if that should be a four way stop. Britten said it would have to be checked into because the Township cannot do a 4 way stop without a traffic study. Celley said he would check on the procedure.

Mack asked for Public Comments;

Brenda Strong who lives on Glenwood Rd spoke and said she was speaking for **Donna Reitzel**. She said that on April 21, 2015 at the Board of Zoning Appeals a variance was granted to Ms. Reitzel neighbor for a deck. The deck encroaches on Ms. Reitzel's property. Ms. Strong stated that now the deck is done it is even closer than what was approved. She also stated the fence is too close to the property line (within 2 or 3 inches) and the deck is within 2 feet of the line not the 6 foot that was approved. Ms. Strong said that Ms. Reitzel also wanted to complain about the number of cars being parked in front of the neighbor's house. Hemminger said there wasn't anything she could do about this. Britten told Ms. Strong and Ms. Reitzel that to appeal a Zoning hearing decision she would have to go to the Appeal Court within 30 days. Mack said that the Trustees are not the Appeals Board and that the Ohio Revised Code says the Trustees are to let the appointed members of the Board of Zoning Appeals make the decisions. He did thank Ms. Strong and Ms. Reitzel for coming to the meeting and voicing their concerns. After a brief discussion it was decided to have Hemminger and Celley go out and check to see where the deck was situated. Ms. Strong then discussed a neighbor who does a lot of shooting on his property. Celley said a Township is not allowed to control discharge of fire-arms. He also told her that on the issue of the cars there is nothing limiting how many cars are allowed. They cannot be junk vehicles under Ohio law but that is all we can regulate.

Elsie Hetman said she wanted to complain about the proposed round-abouts. She stated the residents do not want them. Britten told her that they are under ODOT. That is for both the Roachton & 199 one and the proposed one at Carronade and 199

Mack asked for additional Public Comments and hearing none;

LaHote made a motion (seconded by Britten) to adjourn. All Yes Motion Approved

Shirley A Haar –Fiscal Officer

Robert Mack –Chairman