

Minutes of Regular Meeting October 15, 2025

5:00 p.m.: Robert Mack calls the meeting to order. Good evening and welcome to the Perrysburg Township 5 p.m. special meeting public hearing for the purpose of a zoning map amendment for Brookfield Place

Roll Call: Mr. Britten, Mr. Schaller, Mr. Mack, Mr. Eckel, Ms. Welch

Okay, Kelly, do you want to take over?

Sure. Yep. At this time, I'll now open the public hearing on ZLA 2025-02, a request to change zoning from A1 agricultural to R5 multiple family residential. At this time, I'll ask any person(s) who wish to give testimony regarding this matter to stand and raise your right hand. Do you swear or affirm that the testimony you give before this board will be the truth, the whole truth, and nothing but the truth? I do. At this time, if you would like to approach the podium.

Hi, I'm Greg Feller, Feller Finch and Associates, 1683 Woodlands Drive, Maumee. Yeah, so we're asking for a zone change. Basically, it's going to be an expansion of the Brookfield Place development that's currently there. They were able to purchase that piece of property just north of the existing Brookfield Place. So, it's going to be the same, the same units, just an extension of that development, really.

Ms. Moore: All right. And are there any person(s) to speak in favor or opposition? I'll say no.

Mr. Mack: Was there anything unusual that came up at Wood County or Planning Commission?

Ms. Moore: No, there was not. We had some residents there from the apartments that were hoping for walking paths eventually or some sort of safe way to walk along that road or bike.

Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.

Mr. Feller: Thank you. Appreciate it.

Mr. Feller: Thank you. That was easy.

Mr. Mack: By the looks of this crowd, I don't think you have to probably worry too much about referendum.

Mr. Feller: Nope, I think we're good.

Mr. Schaller: It looks nice over there.

Mr. Feller: Well, thank you very much. I think it kind of turned out really well. So, we're just going to do another 16 units. Leasing has been pretty good.

Ms. Moore: When do you anticipate to submit plans?

Unknown: I don't know. Probably I'm going to get demoed, and trees cleared probably in the next month or so, I would say. And then we'll probably try and do the underground over the winter, and I can't really get foundations until spring.

Mr. Feller: Means I better get moving.

Mr. Mack: Thank you. I appreciate the investment in the township.

Good evening and welcome to the continuation of the Perrysburg Township Board of Trustees meeting. We had a 5 o'clock public hearing for a zoning map amendment. It took a whole 5 minutes, so we're just sitting here and now it's time to start our regular meeting. Continuation of the roll call. Gretchen.

Roll Call: Mr. Britten, Mr. Schaller, Mr. Mack, Mr. Eckel, Ms. Welch

Pledge of Allegiance

Mr. Mack asked of any changes or additions to agenda:

None.

Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.

Approval of meeting minutes:

October 1, 2025: Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Special Presentation

Police and Fire Department.

So, on behalf of our properties: my name is Becky, I work with the Meadows of Perrysburg. This is Jill from Perrysburg Estates and Chad from Friendly Village. We wanted to present you all with a plaque of our appreciation for all your hard work and your service for our communities. This one is for the fire department.

Chief Brice: Thank you very much.

Becky: Thank you. And this one is for our police force.

Chief Gazarek: Thank you very much.

Becky: We appreciate you all very, very much. Thank you very much. Thank you. Thank you. Thank you very much. And we'll be giving you guys lunch shortly. We'll have to work out the details.

Proclamation to Cardinal Aggregate:

Mr. Schaller: Phil, could you come up here? Phil is with Cardinal Aggregates Stone Quarry down here on Route 20, which is ultimately parent company's Miller Brothers.

Well, we have a proclamation here. Whereas Miller Brothers Company Holden of Ohio Incorporated and Cardinal Aggregates Incorporated have long demonstrated civil mindedness in their commitment to Perrysburg Township Community, and whereas Miller Brothers of Ohio has again hosted the Cardinal Quarry Trail Run 5K, which offered opportunities for area adults and children to enjoy an outdoor walk and run at its quarry on September 20th, 2025, and whereas Miller Brothers of Ohio has donated to Perrysburg Township \$18,000 raised in conjunction with that event. And whereas Miller Brothers has generously donated those funds to support and benefit Perrysburg Township's first responders in appreciation for the service provided by the personnel of the township's police and fire and EMS departments in recognition of their work to enhance the safety of all members of our community. Now, therefore, the Board of Trustees of Perrysburg Township, Wood County, Ohio, and on behalf of the citizens of Perrysburg Township, does hereby present this proclamation to Miller Brothers as a testimonial to the long and generous service which it has provided to our community. So, Phil, definitely like to say thank you. He had a very nice open house down there. The food was great, the fellowship was great, and it was just a cool event. I get around a lot of stone quarries with my day job, and not too many quarries would want to host a 5K run and open it to the public, but Phil runs a very tight ship down there. Things are clean, they're organized, and it really worked out good. So definitely appreciate it, Phil.

Phil: Thank you. I just want to say a couple words. I just want to thank the police department and fire department. The fact that you guys showed up that day and supported the event, that meant a lot to us, and just for the whole time, because as we know, time's very valuable these days, and the fact that you

guys showed up and supported it meant a lot, and it made it probably worth the whole event to us. So, thank you.

Chief Gazarek: We certainly appreciate you.

Chief Brice: Yeah, absolutely. I mean, the event was amazing, first of all. You know, six months, a year ago, Captain Hampton came in my office and said, hey, you guys want to do this for us? And I'm like, okay. My mind couldn't even wrap around exactly what this looked like as far as a 5K, but you know, what do they need for us? Nothing. They just maybe show up the day of you know. I didn't really get to work with you guys real closely up until the week before. I was super impressed with your whole team. Great bunch of people, and the day of the event, I felt that was so professionally done. I heard nothing but good comments from the people that ran the race. The fact that you guys put as much effort into it as you did, got donations from other businesses in the community to sponsor the event. The money is awesome, right? We really can use the money for sure, but the fact that you did that for us. The fact that people like you bring this in and say thank you, I mean, that means almost more than the money. Thank you for everything you did. You obviously didn't have to do that. You didn't have to bring these in today. That means a lot to us, means a lot to all these guys back here that you cared enough to do that. And that goes a long way. So, thank you very much. The amount of money you raised is simply amazing in my mind. I heard a lot of great comments from the runners, and they thought the course was super cool. Where else do you go? I mean, who else does that? I don't know. And we're going to put that money to good use. We've kind of earmarked that for a blood program we're trying to start in the fire department to deliver pre-hospital blood to the point of injury and to potentially save lives. So that's a program we're hoping to get up and running, but we're still working on that. But there's some cost obviously associated with that, and we've kind of earmarked it to go towards that program. So, thank you very much.

Mr. Schaller: To be real honest, I didn't run it.

Chief Brice: So, we did have some people run it. Captain Hampton did, and Lieutenant Molter and Jessica Curtis ran it and represented us very well.

Maintenance:

Good evening. The only thing I have is I would let the trustees know that we finished up brush pickup, and we made a couple rounds of leaves already, and that is all I have for this evening, unless you have anything for me.

Mr. Britten: These aren't falling very fast yet, are they?

Mr. Conner: No, but we're getting some piles out there. Yeah. It's good to keep up on it.

Fire/EMS:

The only thing I'll have is I'll just mention that the open house was obviously Saturday, October 11th, and I think it went off pretty well. I think it was a good event for the township. I want to thank a couple of my guys in particular, Andy Slife and Keith Feeney, put a lot of work on the front end to get businesses to come attend and kind of get the logistics set up as far as getting food there and getting vendors there and things of that nature. So, I think it was pretty well attended. We actually had some really good weather, which is nice. October is always a roll of the dice. Thank you for all of you being there as well. Another one in the books for another year. That's all I have.

Police:

Yes, good afternoon. I don't really have anything. I wanted to update you that we received a traffic safety grant award. We put a notice in the paper. The state has funded roughly \$60,000 in traffic grant overtime

for our officers, and that'll run through from October 1st through September of next year. We'll do specific details: OVIs throughout the year, prom time; we'll get extra officers out there during them. Higher traffic detail areas and times. Just wanted to let you know that we did receive that grant. Lieutenant Molter worked very hard with Sandy Wichman of Wood County Safe Communities and received the funding through the state.

Recreation & Recycling:

I turned in the park grant, so we probably won't go for another month or so if we get anything. But I got some good news from Meijer Corporation for our food bank. They donated another \$2,500 in gift cards for our food bank. It's coming at a good time with Thanksgiving. I always do a nice Thanksgiving and Christmas giveaway to the people who come. So eventually you can see a big thank you on the billboard. I gave John the verbiage, and he's working on it to get it up on the billboard. It's a good program. We get on it about every 15 months, and we collect pretty good from it. We're still doing 100 families a month. With the government cutting back a lot of money on the food banks, everything's tight right now. So, we are doing the best we can.

Zoning:

I don't have an additional report.

Administrator:

Tonight, I have a request to approve a motion to enter an agreement with Glenn Grisdale and Reveille Company to explore various funding options for Perrysburg Township. You know, we face a lot of uncertainty down the road. I don't need to go into detail about what that is. I think we all know. But this could include pursuing JEDD zones; actually, districts they're called now. It involves potentially looking at opportunities to form TIFs, both residential and otherwise, in different parts of the township. This is simply a contractual relationship. I mean, we have to be professional if we're going to use somebody's services. This is a time and material contract. I had it looked over by our law director, and he approved of it. As far as content, the hourly rates are on the last page of the contract, which are included in your packet. I will remind you once again; this is just to go on an exploratory look for potential funding options. We will do nothing without the approval of the trustees as we move forward down the road. But Mr. Grisdale thought it wise, and I agree that we had some kind of a relationship in place before we embarked on this journey together. So tonight, I would ask for approval of this agreement with Reveille.

Mr. Britten: Jon, thank you for, you know, moving forward on this. We have to start somewhere. I think this is a good place to start. We all do know that we could have some issues, some huge issues. As Gretchen stated, 80% of our revenue is property tax driven. We need to look at some options. I think this is a good place to start. So, I'll go ahead and make a motion to enter into this contract for professional services.

Ms. Welch: The only concern with entering into this contract is the fees that weren't really budgeted for this year. We're running a very tight budget as it is, and money is very tight. The levy coming up and renewal and transferring funds from the general fund to the police fund. There's not much room in the budget for these fees in 2025.

Mr. Eckel: Fully understand that. And we probably, this is something that will not happen, probably until well after the election comes up here this November. It was an item that we more or less planned on looking at now, getting the agreement in place and exploring more in 2026. We understand that there's not money available, but on the other hand, if you're going to explore funding options, you have to spend a little money to make a little money. The gentleman, Glenn Grisdale, that we're working with, is doing our new comprehensive plan. He's updating our zoning resolution. I've worked with this gentleman for three

decades, both in the City of Perrysburg and here at the township, and he knows what he's doing. And his rates are very comparable to what's being charged, and they are less than you would pay to most law firms for the same type of work. Basically, this is just something I'm trying to get into place this year so that we can explore options down the road.

Mr. Mack: Does it make any sense to table this until after we know the outcome of our police levy?

Mr. Eckel: Well, that's certainly up to the trustees, but this is a time of materials agreement. We don't pay Mr. Grisdale anything unless he actually does any work for us. So, you know, if we waited until, you know, later in this year or next year, I mean, it wouldn't affect the budget.

Mr. Mack: There's a section in the contract having to do with confidentiality, which I don't think is something that works well for a public body. I think he's doing for us is a matter of public record, yet we have a confidentiality provision in the contract, and that's probably contrary to the way we have to do business as a public entity.

Mr. Eckel: That's pretty standard contract language, and I don't think that he was planning on hiding anything from our public. I mean, once again, anything that we would do; we would have to get run through the trustees for approval.

Mr. Britten: Right, it would all be done in an open meeting.

Mr. Eckel: Absolutely.

Mr. Britten: I understand Gretchen's concerns, and, you know, it doesn't mean we have to, you know, do any of this between now and the end of the year.

Mr. Schaller: I think it ought to be in place, but I don't want to hit our budget any harder than what we have to by the end of the year.

Ms. Welch: I can tell you there's no money in the budget for this year, for this.

Mr. Eckel: Understood and acknowledge.

Mr. Schaller: I don't know that it makes much sense to go ahead with the motion and then sit on it until the end of the year. I don't really see anything else coming up.

Mr. Schaller: I would second that motion. But I don't want to see him spend a bunch of money.

Mr. Eckel: Okay.

Mr. Schaller: But that would give him some pretense that he's going to know what's going on and what our accounts are.

Mr. Eckel: I would agree, Mr. Schaller. There are certain areas, for instance, with the TIF. Transportation would be a residential TIF for an area that's developing here in the township. I think that is somewhat time sensitive. It certainly doesn't need to be done before the end of the year.

Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.

Fiscal Officer:

Resolution 2025-054: Amend 2025 appropriations budget for fund 2401 lighting special assessment. I have a Resolution 2025-054, budget for 2025 for our lighting fund. This is a special assessment fund, so it's the lighting districts. We're amending the budget due to the budgeted amounts have exceeded what

we initially appropriated, so we need to amend the budget by amount of \$27,100 due to rising costs of electricity. **Mr. Britten motioned for approval. Mr. Schaller seconded. All yes. Motion approved.**

Trustees:

Mr. Britten: We have a couple of police levies on the ballot.

Public Comments:

None.

Mr. Mack: Is there a motion to adjourn?

Mr. Britten moved for approval to adjourn. Mr. Schaller seconded. All yes. Motion approved.

Meeting adjourned at 18:29

Gretchen Welch – Fiscal Officer

Robert Mack -Chairman