

# Spencer Township Trustee Meeting

## January 2, 2020

Trustee Shawn P. Valentine called the meeting to order

### Roll Call

Trustee Michael B. Hood	present
Trustee Dean Anderson	present
Trustee Shawn P. Valentine	present

**J. Dean Anderson is the newly elected Trustee from the November 2019 election.**

### Pledge to the Flag

**The meeting was turned over to the Fiscal Officer for appointments of Chair positions.**

All Positions were declared vacant and Trustee Anderson nominated Trustee Hood as the Chair of the Board, Trustee Valentine seconded. Roll call vote: Trustee Hood: abstain, Trustee Anderson: yes, Trustee Valentine: yes.

The floor was opened to State Senator of the 2<sup>nd</sup> District Theresa Gavorne. She reviewed some of the initiatives she has been working on such as Cyber Security, Drug Addiction, Mental health, and School Bus Safety.

Trustee Hood made a motion to nominate J. Dean Anderson as the Vice Chair, Trustee Valentine seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: abstain, Trustee Valentine: yes.

Trustee Valentine made a motion that all Township meetings would be held the first Thursday of the month at 7:00pm at 630 N. Meilke Road, Holland, Ohio, the 3<sup>rd</sup> Thursday if needed. Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Valentine made a motion that all Zoning Commission meetings would be held the 2<sup>nd</sup> Thursday of the month if needed, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Valentine made a motion that the BZA would meet the 4<sup>th</sup> Thursday of the month if needed. Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

### **Minutes**

The minutes from December 5, 2019 are available for review. Trustee Valentine made a motion to accept the minutes with any necessary corrections, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

The minutes from December 19, 2019 are available for review. Trustee Valentine made a motion to accept the minutes with any necessary corrections, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

### **Financials for December 2019**

<b>Receipts</b>	<b>\$209,374.75</b>	
<b>Payments</b>	<b>\$1,034,545.10</b>	
<b>Fund Balances</b>		
	<b>General</b>	<b>\$234,662.98</b>
	<b>Motor Veh</b>	<b>\$22,720.38</b>
	<b>Gas Tax</b>	<b>\$169,455.98</b>
	<b>Fire Fund</b>	<b>\$77,368.73</b>
	<b>Perm. Motor</b>	<b>\$122,134.96</b>
	<b>Misc. Cap. Proj.</b>	<b><u>\$49,524.25</u></b>
		<b>\$675,867.28</b>

Trustee Valentine made a motion to accept the financials, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Hood reminded all of the additional \$1,000,000 that was added to the revolving loan fund. He added he is in favor of investing additional funds with the Port Authority, but he does not agree with the amount.

Trustee Anderson gave his opinion on Thomas Winston from the Port Authority not providing any paperwork on proceeds of the revolving loan fund.

Trustee Valentine mentioned we would be one of the only government entities that will be solvent and not dependent on the taxpayers if we leave our funds with the Port Authority. In essence the revolving loan fund would be an endowment. The Township could use the interest to pay bills.

Trustee Anderson mentioned while we put another \$1 million into the revolving loan fund, the Township has upcoming road projects that will cost over \$800,000 and possible other projects.

Trustee Valentine commented we will be getting more dollars in the first quarter of 2020 from property taxes and 4<sup>th</sup> quarter JEDZ payments. He also mentioned if we need the funds, we could request them from the Port Authority.

Trustee Anderson asked what is the rate of return from the Port Authority, Trustee Valentine answered 2.5 to 3%.

Trustee Hood mentioned he took offense to the comments Trustee Valentine made of money being squandered away. He stated we are here to make sure the Townships resources will be spent wisely.

Trustee Anderson made a motion to rescind the \$1million infusion into the revolving loan fund from last meeting, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: no.

Trustee Hood mentioned economic development is the goal of the Township. Trustee Valentine mentioned the JEDZ has brought \$5.750 million and only been able to retain \$2.5million, and the capital must be invested because the JEDZ will not last forever.

Trustee Hood mentioned major road projects have been fully paid for, so no money has been squandered. We have a different way of doing things Trustee Hood stated. Trustee Valentine explained with less interest. Trustee Hood stated we are in no pressing emergency.

Trustee Anderson stated he would like to help our residents first and then possibly search other options.

Trustee Hood stated while he is the Chair of the Board, we will take comments from the audience as the meeting proceeds. Every Board can be ran differently.

LaTonya Boyd, resident, asked Trustee Valentine for the goal of the revolving loan fund. It was a way to expand surplus dollars the Township possessed he explained.

Adella Harris, resident, asked how tearing down houses in Oak Grove Estates is an investment when people could have lived in the houses. Trustee Valentine explained those homes were not producing tax revenues to cover the services they are collecting. Trustee Valentine explained LMHA has been contacted to help with the redevelopment. Ms. Harris feels those decisions were made by the Board, not with the consent of the taxpayers.

### **Pay the Bills**

Trustee Valentine made a motion to pay the bills, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

### **Zoning**

There were zoning violations and permits issued over the past month.

There is an open position on the Zoning commission board, this will be placed on the Township website.

Mr. Barnes, Zoning Consultant, explained dumpster days have been very successful in helping clean up the Township.

Mr. Barnes explained the owner of 1119 S. Schwamberger is in jail, but the owner has been given notice to finish the construction. The wife has been notified of the request.

9817 Oak Place Court has been deemed unsafe by the Fire department.

Trustee Anderson asked if during dumpster days we can include tires.

Trustee Valentine said there is always a dumpster behind the maintenance building that is available to the public at all times, it follows the same guidelines as dumpster days.

Dumpster days was set for April 25-26 2020. Trustee Valentine made the motion, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Jacky Dale, resident, asked about dumpster days and if Seniors could have assistance removing items from their property. Trustee Hood will get with Mr. Bowes from maintenance in regard to this matter.

## **BZA**

No meeting

## **Road**

Tim Bowes, road maintenance, reported the fire truck and dodge journey both sold on Gov deals.com.

9811 Oak Place water, electric and gas have been turned off. There was a squatter living at the residence.

A lift was rented to clean the gutters at the Town Hall and fire department. The soffit is falling and cannot be repaired on the Town Hall, it will need to be replaced.

The door to the Town Hall has been replaced. Construction on the meeting room continues. Painting will begin soon.

The new truck is being worked on and will soon be finalized.

Trustee Valentine asked that the contract for the Town Hall roof and maintenance building be reviewed. We should not be having these issues.

After reviewing the six letters of interest for the JEDZ Board, Trustee Anderson made a motion to nominate LaTonya Boyd to the JEDZ Board, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

There was a discussion on Mr. Steven Kester being nominated to the JEDZ Board because he is in violation with Township zoning codes according to Trustee Valentine. Trustee Anderson asked the Township Zoning consultant, Jacob Barnes, if there were any current zoning violations on Mr. Kester's property. Mr. Barnes said no, not at this time.

Mr. Kester spoke on his behalf and gave a history of his property from the time he purchased the property. He also mentioned he is purchasing adjoining property that is zoned commercial tomorrow 1/3/20.

Jeff Davis, property owner, questioned if Trustee Valentine has a personal interest against Mr. Kester.

Trustee Valentine spoke and said when CAUV tax reductions are received it's an unfair advantage to others who are paying full residential rates. Mr. Kester is not paying his fair share Trustee Valentine expressed.

Mr. Barnes is in favor of Mr. Kester purchasing the adjacent property. Trustee Hood asked Mr. Barnes if the purchase of the adjoining property would be in compliance to zoning. Mr. Barnes stated yes just as long as it operates within the commercial guidelines.

Trustee Anderson made a motion to nominate Mr. Steven Kester to the JEDZ Board, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: no.

Trustee Anderson made a motion to appoint James Morgan to the JEDZ Board, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: no.

Trustee Valentine made a motion that the JEDZ Board would meet the 3<sup>rd</sup> Thursday at 5:30pm if needed, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Hood mentioned that since Kris Ruhl is no longer a JEDZ Board member, he is entertaining a motion to rescind the motion to pay for his fees for the Chamber of Commerce training. After discussion on the matter, Trustee Hood struck this motion down.

Trustee Valentine made a motion for the Township to pay for the expenses of LaTonya Boys, James Morgan and Steven Kester to attend the same training (Chamber of Commerce) with the stipulation that if they do not attend, they will reimburse the Township, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

3<sup>rd</sup> quarter JEDZ receipts of 2019 were received:

Total	\$253,600.64
Spencer 75%	\$190,200.48
Whitehouse 25%	\$63,400.16

### **Correspondence**

Lucas Soil and water would like to set up a time in the spring to hold a Homeowners' Composting Workshop

The Township received a note of thanks from the family of Mr. Tom Anderson

Trustee Valentine made a motion to go into executive session at 8:22pm to discuss employee matters, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Valentine made a motion to come out of executive session at 8:50pm, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

### **Old Business**

Employee reviews were discussed in executive session. Trustee Valentine expressed he personally sat down with both Mrs. Baum and Mr. Bowes two of the three Township employees. He gave both very good ratings. They are both assets to the Township.

Trustee Hood feels Trustees Valentines comments are appropriate. Trustee Valentine feels Mr. Bowes should make more than the employee he supervises. Trustee Anderson had no comment. Trustee Valentine feels Mr. Bowes should make \$21/hour which would be a \$2 raise.

Trustee Valentine made a motion to give Pat Baum and Devin Barnaby \$1 increase and Mr. Bowes a \$2 increase, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: abstain, Trustee Valentine: yes.

Conversation regarding legal actions will be tabled until our legal representative can be present at the next meeting February 20, 2020.

### **New Business**

Trustee Valentine would like the County Engineers to start looking at our next ditch project since Drennen ditch has been approved. The Board agreed.

Trustee Hood mentioned he would like to put in place a health care policy for the Township. Trustee Valentine feels part time employees should not receive health care benefits. Trustee Anderson mentioned other Township Boards do offer health insurance.

Teresa Bettinger, resident, stated the Board should get costs before a decision is made. She feels the Board already gets paid a fee. She feels it is not right. The Board is here to do a service for the community. Springfield Township has lots of full time employees, let's compare apples to apples she expressed.

Jeff Davis asked if all employees would be eligible for insurance. Trustee Hood stated all employees would be eligible.

Trustee Anderson made a motion to adopt a health care policy to include medical and dental insurance, Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: no.

Trustee Hood mentioned he would like to switch banks to First Federal of Delta, Trustee Valentine feels this is not beneficial. There was discussion on the matter.

Trustee Anderson made a motion to switch banks to First Federal of Delta, Resolution 2020-0102 ,Trustee Hood seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: no.

Trustee Anderson feels the Township should have a fulltime employee for road and maintenance projects that happen in the Township. He would like the Township to advertise hiring a full-time employee for road maintenance projects.

Trustee Valentine made a motion to advertise the position for a full-time employee for road maintenance, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

Trustee Anderson suggested a land use plan needs to be put into place. Mr. Barnes stated he would be willing to work on that with the Board. Trustee Valentine stated the Township does have a plan that is on file with the Lucas County Planning Commission.

### **Open to the Public**

Jack Gulvas, resident, said the Zoning Commission Board is running with alternates, this was discussed previously and will be advertised on the website.

Jeff Davis asked if the pictures of past elected officials would be put back on the wall. The history of the Township was removed from the walls. There was a lot of money put into it, the pictures need to go back up. Mr. Davis said Trustee Valentine seems very bitter, comments such as money being squandered should

not be mentioned by a Board member. Mr. Davis warned the other Board members to watch their backs when it comes to Trustee Valentine. Trustee Anderson said some of the motions made has been a long time coming.

Trustee Hood stated he thought the pictures were being donated to the Spencer, Springfield, Holland Historical Society. Dean Croskey, resident, stated they already have a copy.

Rena Lancaster, resident, asked what was going on with the BZA Board. She was on the Board, but there was no meetings. She called but received no answer at the Town Hall. Trustee Hood stated her term expired in 2018. Trustee Hood questioned why she was not reappointed to the BZA Board. Trustee Valentine stated those not reappointed serve at the pleasure of the Board. Trustee Hood said he had every intention of reappointing board members that were never informed their positions had been filled. Trustee Anderson feels members should have been notified when their positions were filled.

Adella Harris, resident, feels the citizens should not be dictated to. No one contacted her (Rena Lancaster) that her position on the BZA had been filled. She feels Mrs. Lancaster should be reinstated to the BZA. The Board will get an answer to Mrs. Lancaster.

Trustee Valentine made a motion to adjourn, Trustee Anderson seconded. Roll call vote: Trustee Hood: yes, Trustee Anderson: yes, Trustee Valentine: yes.

X

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Dawn E. McDonald  
Fiscal Officer

X

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Michael B. Hood  
Chair of the Board

X

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Dean Anderson  
Vice Chair of the Board

X

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Shawn P. Valentine  
Trustee