

Montville Township Trustees
November 12, 2024 – Regular Trustees Meeting

Present:

Trustee Jeff Brandon, Chairman
Trustee Sally Albrecht
Trustee Allen Biehl
Fiscal Officer Mary Pawlowski
Police Chief Matt Neil
Planning & Zoning Dir. Paul Jeffers
Service Director Chris Kosman

Also Present:

Resident Jeremy Krahe

At 7:00 p.m. Trustee Brandon opened the regular meeting of the Montville Township Trustees. The Pledge of Allegiance was recited. Police Chief Matt Neil offered a prayer. Trustee Brandon welcomed residents and stated that the meeting is being recorded for transcription purposes only.

GUEST RECOGNITION

Resident Jeremy Krahe said that he is planning on discussing a concept plan at the Zoning Commission meeting tomorrow evening.

Planning & Zoning Director Jeffers said that he has been having conversations with Mr. Krahe on this concept plan for quite some time and recommended that his next step is for the Zoning Commission to see what Mr. Krahe is looking at and then to apply for any variances needed.

The Trustees appreciated Mr. Krahe's visit and his offer to show them the plans.

APPROVAL OF MINUTES

Trustee Albrecht made a motion approving the minutes for the October 22nd regular Trustees meeting. Trustee Biehl seconded the motion. The motion was passed, 2 ayes, 0 nays and 1 abstention (Biehl).

DEPARTMENT REPORTS

ZONING: Planning & Zoning Director Jeffers requested, and **Trustee Albrecht made a motion approving the plat for Lakeview Pines, creating Sublots 1-37 and Block "A" dated November 7, 2024. Trustee Biehl seconded the motion.** Mr. Jeffers explained that this is the subdivision off Ridgewood Road just before Windfall. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

In his zoning report, Mr. Jeffers said that the BZA has not met since September and their next meeting set for Monday may be very short due to the item on their agenda may be tabled. The variance is for an extra sign on Buehler's for Starbucks.

Mr. Jeffers said that their zoning permits and fees have been strong this year and he expects the trend to continue to rise as we get single home permits for developments at the build-out phase. Mr. Jeffers is planning to present a fee change at the upcoming organizational meeting.

Trustee Brandon asked about the status of the subdivision off Montville Drive. Mr. Jeffers responded about a vandalism incident this week which is still under investigation. Something got into the waterways and was reported with the EPA becoming involved. Hillsong cannot be platted until all the homeowners of Woodford Commons sign off on the plat; two of those homeowners will not sign off. Discussions have not yet resolved the situation.

Trustee Biehl asked whether Dunkin Donuts or Taco Bell will be ready to open soon. Mr. Jeffers said that Dunkin Donuts was supposed to open two weeks ago but he does not have an update; they do have "help wanted" signs displayed.

Trustee Brandon noted how quickly the nursing home is going up. Mr. Jeffers will provide the Trustees with the name and number of the management company that will be running the nursing home as soon as he has that information. Fiscal Officer Pawlowski suggested that, well before the occupancy permit is issued, having the Trustees meet with Attorney DeVaney to be sure we have the ambulance issues resolved. She has legal options to resolve the issue and would like to discuss it with them. Mr. Jeffers believes they are on track for occupancy to be late spring or early summer 2025.

POLICE: Chief Matt Neil informed the Trustees of the officer involved shooting that occurred yesterday evening. The press conference happened at the sheriff's office this afternoon. He noted that this was the fourth officer-involved shooting in Medina County in 2024. Over the last 50 years, we have not had four officer-involved shootings in a decade.

Chief Neil reported that the first round of interviews for an officer that they approved to hire awhile ago are currently happening in the police offices this evening. He will advise the Trustees should a successful applicant is found.

Chief Neil requested, and **Trustee Biehl made a motion paying Geauga County Sheriff's office for our portion of the 2024 Emergency Driver's training totaling \$2,460.92. Trustee Albrecht seconded the motion.** In discussion, Chief Neil said that the officers go through a high-speed driving class every year to ensure that we can drive our police cars in a safe and efficient manner. This bill is divided between the three or four entities with participants in the class. **The motion was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Biehl made a motion purchasing four tactical shields from Alternate Force – Clawa Enterprises, Inc. for \$6,860.00. Trustee Albrecht seconded the motion. In discussion, Chief Neil said two of the last five officer-involved shootings (one this year and one two years ago) occurred at the doorsteps of the police/sheriff's department. It came up in a staff meeting last week that we do not have designated helmets or shields physically in our station because they are in our cars. This purchase allows us to have two in the station and two in the vehicles that do not have them. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Biehl made a motion accepting the resignation of Evidence Room Technician Mike Barnhardt effective November 20, 2024. Trustee Albrecht seconded the motion. In discussion, Chief Neil explained that Mike has completely revamped our Evidence Room and did a great job training our employees to continue with the procedures that he put in place. Chief Neil is not planning on replacing Mike. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Biehl made a motion authorizing to apply for the 2025 Ohio Body Camera grant for new body cameras and related equipment totaling \$54,040 with no matching funds. Trustee Albrecht seconded the motion. In discussion, Chief Neil said that this is the same grant we received \$23,000 from last year. We know we will need to upgrade our body cameras at some point as the software will not continue to support the older body cameras and Chief Neil prefers to do that at the government's cost rather than ours. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Biehl made a motion selling the following excess gym equipment on GovDeals: LeMond Fitness recumbent exercise bike; flat and incline weight bench; StarTrac eSpinner exercise bike; Jones Platinum sliding Smith/Cable machine; Life Fitness lat pulldown machine; and Cybex Assisted Dip/Chin-up machine. Trustee Albrecht seconded the motion. In discussion, Chief Neil said that this is the remaining excessive equipment from when we did the modification upgrade to the gym earlier this year. Some of this equipment was obtained free from the government, and some of the equipment was purchased when we moved into this building. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

LST/FIRE: Trustee Brandon said that the LST advisory board meeting is coming up on November 21st at 8:00 a.m. Trustee Brandon and Chief Neil plan on attending this meeting.

Chief Neil said that we are at a dead standstill with LST until the City of Medina stops dispatching them to certain calls. LST will respond to every single call that they are dispatched to. Chief Neil is hearing more and more medical transfers, which is not to say that there are not emergencies at the nursing homes. He sees that we have a lot of resources at the elderly care facilities and, at some point, something will have to give.

Trustee Brandon said that we have been bringing up this issue at the advisory board meetings, and we will have to bring it up again. Fiscal Officer Pawlowski suggested that it might be time to talk with Brandon Gibson at Bethany Dentler's office.

ROADS: Service Director Kosman said that he brought up the sidewalk maintenance on the Route 18 ODOT project with Medina Township. He said that Medina Township had previously told ODOT that they are not going to maintain the sidewalk. Montville Township had signed an agreement with ODOT saying that we agreed to maintain our portion of the sidewalk. After speaking with them, Mr. Kosman said that Medina Township will revisit this to see how the other Trustee feels about it.

ADMINISTRATION BUILDING: Mr. Kosman said that his staff had removed some of the trees on the south side of the property. The trees were left so it did not look barren but now some other trees have had time to become established, and the area is graded. Mr. Kosman ordered six more trees to be planted.

Trustee Brandon asked whether all the utilities are off for the winter at the house next door. Mr. Kosman replied that the electricity is on and heat is set to a very low temperature and that he is waiting on some direction from the Trustees. Fiscal Officer Pawlowski said that property taxes on the house are approximately \$3,000 per year, which will come due in January. Chief Neil said that fire and law enforcement would find it beneficial to use the house for training. The Trustees expressed interest in looking inside the house to be able to make a decision about its possible demolition. Mr. Kosman will take them for a walk-through of the house at the next Trustees meeting.

CEMETERY: Trustee Albrecht had no updates to report. Service Director Kosman said that his request for repaving at the cemetery for next year has been submitted. It may go out with our road bids or it may go out as a secondary bid. Our County Engineer has been very gracious and will be doing the engineering and bid work for this project.

PARKS: Mr. Kosman reported that we will shut down our pickleball courts on November 15th. Our courts will be open every year from April 1st to November 15th with no exceptions. The City Park Director agrees with this and will be doing the same schedule for the city's pickleball courts.

ECONOMIC DEVELOPMENT: Trustee Brandon reported that he attended the Solid Waste District policy committee meeting on October 30th. The committee listened to proposals from three consultants for the county to do the required environmental plan for the Ohio EPA. The committee will recommend for the County Commissioners to hire GT Consultants, who also did the last plan for the county. The Commissioners will then make the final decision.

Trustee Brandon met with Denise Testa from Planning Commission on November 5th regarding the county-wide task force that the County Commissioners are putting together. The task force will focus on the economic

impact of home building in Medina County, the cost of services related to home building including but not limited to multi-family structures, rental apartments, and affordable single-family homes for the workforce. Most of the task force are members of the local government in the area. The scope of work includes completing a report using local and state data tax structures.

COMMUNITY EVENTS: Trustee Albrecht said that the November article for the *Montville Living* magazine will describe our multi-use overlay district. We will do some type of Happy Holidays from the township in December.

UTILITIES: Trustee Albrecht had no updates.

OTHER BUSINESS

Fiscal Officer Pawlowski reviewed the October bank reconciliation and financial reports and credit card statements. Copies of the October reports provided for each Trustee: Fund Status and Fund Summary; Appropriation Status; Revenue Summary and Payment Summary. The Fund Status report as of November 22nd was provided to each Trustee.

Fiscal Officer Pawlowski requested, and **Trustee Albrecht moved Resolution 111224.01 approving Supplemental appropriations as presented. Trustee Biehl seconded the Resolution. The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Fiscal Officer Pawlowski requested, and **Trustee Albrecht made a motion approving the 2025 Anthem Healthcare renewal with Ohio Insurance Services at a 3.5% premium increase including an increase in co-pays to \$35 for office visits, \$70 for specialty office visits and \$450 for emergency room with everything else to remain the same and to amend the Health Reimbursement Arrangement to cover the extra \$5, \$10, and \$50 as outlined in the renewal to maintain the existing benefits for our members. Trustee Biehl seconded the motion.** In discussion, Fiscal Officer Pawlowski explained negotiations with Ohio Insurance Services and had emailed the plan to the Trustees. **The motion was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Biehl moved Resolution 111224.02 setting temporary appropriations for \$11,000,000 effective January 1, 2025. Trustee Albrecht seconded the Resolution. The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.

Trustee Albrecht moved Resolution 111224.03 authorizing Montville Township to become a member of CLOUT as part of the Ohio Township Association and to pay the 2025 annual membership dues of \$200. Trustee Biehl seconded the Resolution. In discussion, Trustee Brandon commented that we should continue to be a member of CLOUT. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Biehl moved Resolution 111224.04 approving License Agreement for Pedestrian Underpasses No. 104335. Trustee Albrecht seconded the Resolution. In discussion, Fiscal Officer Pawlowski said that Attorney Thorne had another meeting with their attorney; this is the final agreement that was emailed to the Trustees with the only difference being that they needed an insurance certificate which is attached to the document. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Albrecht moved Resolution 111224.05 rescinding Resolution 102224.01 and reinstating Resolution 092623.01 for the purchase of an International cab and chassis from Rush Truck Center for \$108,212 from ARPA Fund #2273. Trustee Biehl seconded the Resolution. In discussion, Fiscal Officer Pawlowski explained that we needed to undo what was done at the last Trustees meeting since roads cannot be paid for since they were done prior to the Resolution. Also, the truck has arrived and, per ODOT rules, the truck needs to be paid for within 30 days. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Biehl moved Resolution 111224.06 rescinding Resolution 102224.02 to pay \$111,055.61 from ARPA Fund #2273 and to reinstate motion of May 28, 2024, paying \$467,614.50 from Road Levy Fund #2193 for road paving of township roads. Trustee Albrecht seconded the Resolution. The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.

Trustee Albrecht made a motion paying \$402,518.33 to Melway Paving for road paving. Trustee Brandon seconded the motion. The motion was passed, 2 ayes, 0 naves and 0 abstentions.

Trustee Biehl moved Resolution 111224.07 paying \$4,037.85 to JPW Industries for a hydraulic shop press with \$2,843.61 from ARPA Fund #2273 and the balance from a Road Fund. Trustee Albrecht seconded the Resolution. In discussion, Mr. Kosman explained that this will press bearings onto shafts. Fiscal Officer Pawlowski said that this will zero out the ARPA fund. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Albrecht moved Resolution 111224.08 entering into 2025 purchase agreement with the Board of Commissioners of Medina County and the County Engineers to purchase materials that may be required from time to time for the construction, maintenance, or repair of any township road, building or property. Trustee Biehl seconded the Resolution. In discussion, Mr. Kosman said that this is the standard contract with the County Commissioners. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Biehl moved Resolution 111224.09 increasing funds and appropriations in: General Fund #1000 by \$250,178.80; Police Fund #2081 by \$145,675.46; Safety Service Fund #2192 by \$18,975.52; Law Enforcement Truste Fund by \$25,465.51; and One Ohio Opioid Fund by \$15,415.47. Trustee Albrecht seconded the Resolution. In discussion, Fiscal Officer Pawlowski explained the reasons for increasing the funds because we received more money than anticipated. This Resolution gets us in sync with the County Auditor. Fiscal Officer Pawlowski presented the back-up receipts for the Trustees to review. **The Resolution was passed, 3 ayes, 0 naves and 0 abstentions.**

Trustee Albrecht made a motion paying Trina DeVanney \$15,737.60 for legal services January – June, 2024. Trustee Brandon seconded the motion. The motion was passed, 3 ayes, 0 naves and 0 abstentions.

Trustee Biehl made a motion approving BC & PO’s and paying bills totaling \$521,157.43. Trustee Albrecht seconded the motion. The motion was passed, 3 ayes, 0 naves and 0 abstentions.

At 8:45 p.m. Fiscal Officer Pawlowski requested, and **Trustee Albrecht made a motion entering into Executive Session for personnel reasons for employment, which is required to be kept confidential by law and everyone requested to stay are bound by confidentiality. Trustee Biehl seconded the motion. The motion was passed, 3 ayes, 0 naves and 0 abstentions.**

At 9:42 p.m. **Trustee Albrecht made a motion returning from Executive Session. Trustee Biehl seconded the motion. The motion was passed, 3 ayes, 0 naves and 0 abstentions.**

No additional motions or Resolutions were made. Trustee Brandon adjourned the meeting.

Respectfully submitted,

Elaine Klafczynski

Approved By:

Date:

Attested:

Date: