

## Clinton Township Board of Trustees – Regular Meeting

February 23, 2026 – 6:00 p.m.

The Following board members answered Roll Call Trustee Randy Kuhn, Trustee Jim Distel Trustee William Mckinney, and Fiscal Officer Steve Welter.

Guests: Dennis Kingseed, Dan Schmitz, Andy Kimmet, Bryce Riggs, Chris Hafley, Jeff Hohman, Keegan Both, William Frankart, Lee Wilkinson, and Ray Bishop.

Trustee Distel asked everyone to recite the pledge of Allegiance.

The minutes of the regular meeting held on February 9<sup>th</sup>, 2026 were read and approved with one correction.

### Correspondence

Fiscal Officer Welter reported receiving a post card and letter from Sacksteder Worland announcing that they are now Walker Hughes Insurance. The township received an email from the Department of Treasury that Clinton Township has successfully completed the following submitted a fully compliant final report including certification of the accuracy and completions of the final report. Submitted a fully compliant Federal Financial Report SF-425. The Township received a letter from Julie Richards Seneca County Health Commissioner that the Annual Meeting will be March 16<sup>th</sup> 2026 at 6:pm at NCOESC.

Bryce Riggs explained the request for a letter supporting Frontier Community Services Housing project. Keegan Booth said it is very important to have a letter of support from the local community for Frontier to be approved through the Ohio Housing Finance Agency. Mayor Wilkinson said that these 66 units will free up homes for younger families to move in and increase our work force. He said there are industries around tiffin that are looking for help right now. Mayor Wilkinson said he would like to address something else that came up in the conversation about a need for helping the homeless. He said he contacted Pat Demonte who is on the board of Seneca County Council of Homelessness. He said she came to him previously with plans to expand the Transformation Life Center. She said that those plans were put on hold when they applied for Federal and State funding. Those funds were also put on hold. Trustee Distel asked if they bring in their own builders and contractors or do, they use local builders. Keegan said that they put out bids for a general contractor and she keeps a list of local subcontractors interested in working on the project. Trustee Distel asked about their other projects how they have affected housing in the area. He asked if they have negatively impacted surrounding house values. Keegan said no that in most cases they have increased property values surrounding their developments. Trustee Distel asked if their engineers have done any type of a water study on the property they are looking at. Will their retention ponds be sufficient? Keegan said that their engineers look at water runoff. They will work with the local engineers to make sure the infrastructure is supported. Keegan said they will work with local zoning and make sure everyone is ok with what they are doing. The letter today is just about the local officials supporting 66 proposed senior apartments for a community. William Frankhart reported that the Commissioners receive a lot of requests for letters of support. It is

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not a commitment of you saying everything is right on this. It is support of them to come in and see and follow procedures needed to complete the project. Trustee Distel said that he understands it is just for the 66 units and he said he is trying to think ahead to what the people are going to say for the Zoning. Trustee Mckinney asked when they first starting this project. Keegan said that they first starting talking about the project a year ago. Bryce said that there were three sites that they were originally looking at. Bryce said that there were some issues with the other sits that delayed them a decision on the current site in Clinton Township. Trustee Mckinney asked if they have talked to the zoning board. Zoning inspector Hohman said they have applied for the zoning change and he believes the meeting is set for March 18<sup>th</sup>. The public will be invited to the meeting to express their opinion. Dennis Kingseed asked if the road being installed is going to be turned over to the township. Keegan said no it will be a private drive that they will be maintaining it. Keegan said that they are locked into a 15-year term and an extended use for 15 years for senior housing. After thirty years for some reason, we have 30 units with no seniors housing which she has never seen it happen they would have to go back to the state and renegotiate the tax credits. Chief Hefley asked if they were going to be putting in hydrants. Keegan said she did not bring an engineer with her and that is a question for her engineers. Trustee Mckinney asked if they verified where the two gas and oil lines run through the property and are they outside the easements. Keegan said yes, they had to make sure that they are not working so they had to do a phase I environmental. Trustee Kuhn asked why are they were waiting until the week before the deadline. Keegan said that Clinton Township was not the first choice for a location. The first property was zoned properly. After a few months of back and forth with the seller they had to cut ties with them. The second parcel was tied up in red tape with a board and a real estate board. Trustee Kuhn said he is all for more housing in Seneca County. Trustee Kuhn said the reason he is sitting her as a trustee is he had a bad experience with the commercial wind companies coming into Seneca county. It would be very devastating having trustees greenlighting anything with out proper procedures being followed.

You are might go into a meeting with the zoning board and the pitch forks and torches will be there and I don't want to have myself already invested in that. Trustee Distel asked if he read the letter and Trustee Kuhn said he did. Trustee Distel read the letter out loud. Trustee Distel said they need the letter to get the grant. We are not super ceding zoning in any way. I really want to hear the zoning people's opinions when they show up to that meeting and that is why I have addressed it because I live right there. The big concern I see is the water. We have delt with that all last summer. You were out there on Cherry St. We were all out there on 231 and Crestview. We have had nothing but problems out there. The people on Crestview do not want anything behind there houses. That is why I am happy you are way over by Carmi's. That property was always planned to be housing. We are not authorizing it. We are just letting them file for the grant money. I gave you the prosecutor's opinion on the letter. We are not making the final decision. Trustee Kuhn said I understand it is not the final decision. He said he thinks it needs to go to zoning first. Keegan said so you are willing to let it die today instead of letting it die with zoning. Trustee Kuhn said I didn't let it die. Keegan said with out our signature on the support letter it dies. Trustee Kuhn asked why wasn't it done the right procedure? Trustee Distel said they ran out of time. Trustee Kuhn said he does not like the high pressure. Trustee Distel makes a motion to accept the letter as written and they sign it. Trustee Distel asked Derek Divine if he had anything to add. Derek said he would answer any questions any body has. Trustee Distel said legally we are not out of line. Derek said like Ellie said in the email you like the ideal we reserve the right to say no in zoning. Trustee Distel said

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he would much rather have this in Seneca county and even better in Clinton Township. Trustee Distel asked what is the problem with waiting a few more months. Keegan said the deadline is Thursday to submit the application. The application is very thorough. You can only work so much with having your parcel narrowed down. Zoning inspector Hohman said Randy you will have the final say after the zoning meeting and after the people talk. Trustee Mckinney asked Derek to look at some changes to the letter that was proposed. The previous motion died for lack of a second.

Trustee Mckinney asked if the letter could be edited. Bryce Rigs forwarded the letter to the Clinton Township email and Fiscal Officer Welter took out what was requested. Trustee Distel read the revised letter.

Trustee Distel made a motion to sign the edited letter. Trustee Mckinney seconded. Mr. Kuhn N, Mr. Distel Y, Mr. Mckinney Y. Motion carried.

Chief Hafley reported that runs continue to increase. So far in Jan 72 runs as compared to 44 in Jan of 2025, Jan of 2024 we at 35 in Jan. Feb of 26 we are at 50 already. 2025 Feb at this time we were at 30. 2024 as of this date 27. Last month Eden township had 8 Feb 10 already. Chief Hafley said we did get some good news they had their 1<sup>st</sup> change order changing the seat in the new fire truck which reduced the price to \$707,000.00. Chief Hafley reported that he did go out and look at the Frontier project. They requested that if the fire department had any information about underground tanks to let them know. Chief Hafley said he sent them a letter stating that they were not aware of any underground tanks. Chief Hafley said he did the same for Deer Ridge. Chief Hafley said he sent the contract for the software vendor for inspections to Ellie Anderson to review. The only thing she said was that it was a limited liability company out of California. If there was a problem, we would have to file suite in California. Chief Hafley said he did not see a problem with that. Chief Hafley asked if he should sign the contract. Trustee Distel said I would think so. Dennis Kingseed asked if the Trustees thought any more about doing a newsletter. Trustee Distel said he has it in his notes to start working on it.

Zoning inspector Hohman wanted to mention that there was a regional planning meeting covering next phase of Deer Ridge. Ivy Knap would like a response from the trustees by March 3, 2026. Once this project is done it will be a township road that the township will be taking care off. Trustee Mckinney asked if there was a minimum size the lots have to be. Zoning inspector Hohman said yes zoning rules has a set limit per zoning type. At the meeting Zoning Inspector Hohman said he brought up the Frontier project and the county said she has heard about the project. Mark Zimmerman the county engineer said he has not heard about that project. After the public hearing Mark Zimmerman recommended that the Trustees require the developers submit a drainage plan prior to you approving zoning. He said the Trustees should then get a hold of Mark to approve the drainage plan. He said believe it or not Seneca County has no regulations for storm sewer drainage. Mark said he tries to do what is right.

Road worker Andy reported that he gave the Trustees a quote for tires. Trustee Distel reported that Wilson Tire quoted two Firestone tires 1913 installed. Gaietto's quoted the same tires at 1908.00. Gaietto's also quoted a Galaxy Tire at 1800.00. Quotes did include labor. Discussion was held on tubes vs tubeless. Trustee Kuhn said he was ok with Gaietto's. Trustee Mckinney said he would prefer the Firestone and Gaietto's is fine.

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Trustee Mckinney made a motion to contact the Health Department about the Rolland Jenkins house. Trustee Distel Seconds. Mr. Kuhn Y, Mr. Distel Y, Mr. Mckinney Y. Motion Carried.

Trustee Mckinney asked about a Volkswagen with no plates and front end on Autumnwood Drive. Trustee Mckinney moved to declare it a nuisance and send a letter about cleaning it up. Trustee Kuhn seconded. Mr. Kuhn Y, Mr. Distel Y, Mr. Mckinney Y. motion carried.

Trustee Mckinney commented that the email that came about the EPA grant for the cleanup of chloride in the Sandusky River the dead line was February 6<sup>th</sup> and our meeting was on the 9<sup>th</sup> the deadline was already past.

Trustee Mckinney asked chief Hafley that since we have doubled our fire runs what is that going to do to how long the trucks are going to last. Chief Hafley said he was told that they use to replace trucks about every ten years and they are a little behind on that. Chief Hafley said that since it takes about 36 months to get a new truck, he said at about eight years start looking at replacing the next truck which he thinks might be the tanker or grass fire truck. Mr. Schmitz thought the tanker was a 08. Trustee Distel asked if Chief Hafley heard anything about the grant for the generator. Chief Hafley said no he would contact the grant wrighter and inquire about the status. Chief Hafley reported that Tracy Hyer is willing to take the Firefighter II training and is asking for help from the township. He has agreed to sign the two-year commitment.

Trustee Distel made a motion to pay Tracy Hyer's Tuition for Fire Fighter II with a two-year commitment to the department. Trustee Kuhn seconds. MR. Kuhn Y, Mr. Distel Y, Mr. Mckinney Y. Motion carried.

Trustee Distel sent a reminder that the County Engineer is having its annual meeting on March 12<sup>th</sup> at the front nine.

Trustee Distel made a motion to accept the proposed appropriations presented by Fiscal Officer Welter Totaling 859,950.00. Trustee Kuhn seconded. Mr. Kuhn, Y, Mr. Distel Y, Mr. Mckinney Y. Motion Carried.

Trustee Distel makes a motion to transfer \$20.00 from 2191-220-599-0000 Other Supplies and Material to 2191-220-213-000 Medicare. Trustee Kuhn seconds. Mr. Kuhn y, Mr. Distel Y, Mr. Mckinney Y. Motion Carried.

Fiscal Officer Welter reported that he completed year end and submitted the information to the auditor of State. He also received a confirmation that it was accepted by the Hinkle system.

Trustee Kuhn asked if we have looked into that ordnance the City of Tiffin has for commercial vehicles parked along the road. Trustee Distel said he has not gotten the information on the ordnance.

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Trustee Kuhn reported that Dwight Beard asked what he can do about his front yard getting tore up by semi's every winter. He lives at the corner 224 and 159. They agreed that there is a right-of-way and it is a state route that he should contact them.

Trustee Kuhn asked about the dump truck quote. Road worker Andy reported that he spoke to Keller's and Rush. Keller's referred him to Selking in Stoney Ridge. Andy said that is who the county goes through. Road worker Andy explained the differences between the two quotes. Trustee Kuhn said he reported that he just wanted to plant a seed here for them to think about a truck. Road worker Andy said that both places said that the truck it self is 2 to 3 months out and Kladia is eight months out for the bed. Trustee Distel asked how much we have set aside for a truck. Trustee Kuhn thought we had about \$350,000.00 after last year remaining. Road worker Andy reported that we spent \$8,100.00 at Keller's on the truck. Mr. Schmitz asked how much of that \$8100.00 was routing maintenance. Road worker Andy said he was not sure he did not have that break down. Trustee Kuhn said that he would like us to look at it like the fire trucks we need to start some where we need to start replacing refreshing stuff. It is a manual transmission and if we are trying to hire someone no one wants to drive a manual. Mr. Kingseed asked if the quote was for a new plow also, Trustee Kuhn said yes. Road Worker Andy reported that that the plow on the old truck was a 1998 and it is pretty sloppy. Trustee Kuhn said the plow has fallen off for him while plowing. Road worker Andy said that it has fallen off for Jim Lange also. Discussion was held on buying a used truck. Trustee Distel said he was not thinking about trucks. He said this sprung on him in the last couple of weeks. He said he has to see numbers. The last thing he wants to do is get an operating levy going. Fiscal Officer Welter reported for the budget that was just passed he took what was carried over from last year and what the auditor estimated for income for this year. Road and Bridge has 1,258,555.00 and budgeted was \$352,400.00 leaving \$906,155.00. Trustee Kuhn asked what everyone's thoughts are on the dump truck. Trustee Mckinney asked what is his proposal. Mr. Kingseed said that they talked about hiring another employee. Discussion was held on what can be done.

The following bills were presented to be paid:

24-2026	2/17/26	Turco & Sons	\$53.00
25-2026	2/6/26	Culligan of Tiffin	\$56.00
26-2026	2/3/26	Ohio Deferred Compensation OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$1,039.58
27-2026	2/3/26	TREASURER OF STATE OF OHIO	\$269.03
28-2026	2/18/26	EFTPS	\$944.56
29-2026	2/23/26	Bright Wireless	\$97.67
30-2026	2/9/26	Great Lakes ACE Hardware	\$134.02
31-2026	2/10/26	NORTH CENTRAL ELECTRIC COOP., INC.	\$9.34
32-2026	2/11/26	COLONIAL LIFE	\$137.88
33-2026	2/6/26	COLUMBIA GAS OF OHIO	\$169.62
34-2026	1/29/26	COLUMBIA GAS OF OHIO	\$307.30
35-2026	2/27/26	AEP OHIO	\$571.25
37-2026	2/19/26	AQUA OH	\$13.66
38-2026	2/23/26		

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39-2026	2/26/26	Elan Financial Services	\$892.65
14165	2/23/26	Christopher J Hafley	\$345.64
14166	2/23/26	JEFFREY D HOHMAN	\$267.17
14167	2/23/26	ANDREW W KIMMET	\$1,656.89
14168	2/23/26	DENNIS WILKINSON	\$66.94
14169	2/23/26	SOUND SOLUTIONS OF OHIO, LLC	\$73.95
14170	2/23/26	SENECA COUNTY ENGINEER	\$1,329.72
14171	2/23/26	JOHN'S WELDING & TOWING	\$397.61
14172	2/23/26	Stephen Welter	\$136.30
14173	2/23/26	Tiffin Deluxe Services Inc	\$196.00
14174	2/23/26	Heidelberg Materials Midwest Agg, Inc.	\$161.40
14175	2/23/26	Premier Physician Services, Inc.	\$2,000.00
14176	2/23/26	JOHN'S WELDING & TOWING	\$1,374.23
14177	2/23/26	CLINTON TOWNSHIP VOL. FIRE DEPT.	\$2,176.39
14178	2/23/26	John Deere Financial	\$201.62
		<b>TOTAL</b>	<b>\$17,732.29</b>

There being no other business to come before the Board at this time, Trustee Distel made a motion to adjourn the meeting at 8:26 p.m., seconded by Trustee Kuhn, Mr. Kuhn – Y, Mr. Mr. Distel Y, Mr. Mckinney Y. motion carried.

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Randy Kuhn, Ch., Trustee

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Jim Distel, Trustee

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William Mckinney, Trustee

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Steve Welter, Fiscal Officer