

## Clinton Township Board of Trustees – Regular Meeting

February 9, 2026 – 6:00 p.m.

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

Guests: Dennis Kingseed, Dan Schmitz, Andy Kimmet, Bryce Riggs, Chris Hafley, Jeff Hohman, and Ray Bishop.

The minutes of the regular meeting held on January 26, 2026 were read and approved.

### Correspondence

Fiscal Officer Welter reported receiving a public records request from a Justin Wenig in an email requesting for all purchase orders and or payments records from non-persons / vendors / entities such as company's organizations or contractors from Jan 1, 2025 to December 21, 2025. An email was received from Wendy French with the 26/27 OTARMA renewal Policy Including proof of insurance for the vehicles. An email was received from a Jakob Boehler from Heidelberg about funding from the Ohio EPA to reduce the chloride levels in the Sandusky River. Email was forwarded to the Trustees. Emails were received from Ellie Anderson and Julie Adkins about setting up special accounts to save for a new fire Truck. An Email was received from Don Hunter that he has purchased the tile needed to install on his property. A check in the amount of \$960.00 was received in the mail from OTARMA for the more grant for 2025. An invitation to attend the Lake Erie West CEDS Summit in Bowling Green was received in an email and forwarded on to the Trustees. An email was received from Andy VanCamp regarding Rolland Jenkins property and the sink hole on Township Road 130. Trustee Distel said he would contact Mr. VanCamp. Fiscal Office Welter forwarded a copy of the email to the prosecutor and Ellie Anderson replied that no estate has been filed as of yet.

Fiscal Officer Welter Reported receiving a .20 check from ATT. Fiscal Officer Welter reported that he has been trying to contact them about a previous invoice that is showing past due for two months on the old land lines that should have been canceled. Fiscal Office Welter said he has called and email and no one has returned his calls.

Chief Hafley reported that they ended the year with 516 runs. Last year in January they had 38 runs this year was 73 runs. February so far last year they were at 12 runs and currently at 21 for this February. Trustee Distel asked how many runs in January were for Eden township. Chief Hafley said 8 were for Eden Township. Chief Hafley reported that they applied for the \$15,000.00 Fire Marshal Equipment Grant. They received that grant last year and purchased the Grain Rescue tube. They now need ropes and helmets to perform a rescue. They are requesting 8 helmets at about \$500.00 apiece, hoses for the new Truck and a new Thermal imager for the new truck. Chief Hafley reported that they did receive an invoice for the Medial director that was \$2000.00 and did not increase from last year. Trustee Distel asked Chief Hafley to explain what those services are for. Chief Hafley explained that for the fire department to operate under the EMS we are required to have a medical director under contract to keep them up-to-date on compliance issues. Chief Hafley also said they received requests

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for information on underground storage tanks in Deer Ridge. They are going ahead with phase III in Deer Ridge. Chief Hafley reported that they have 68 Commercial Properties in Clinton Township that they need to do inspections on. They use to have an electronic method of doing inspections. Once they found out that the guy was not submitting the reports to the state in a timely fashion, they discontinued the service with him. Chief Hafley said they have found a cloud-based system that they would like to use Stream Line Automation Systems. The cost is the first year \$3362.00 and an annual fee the next years of \$2000.00. Trustee Distel asked what their alternative is. Chief Hafley said paper and paper is not working. Trustee Distel asked if when they do the inspections, they are able to email it to them. Chief Hafley said yes. Trustee Distel asked if it was the same system as the city of tiffin uses. Chief Hafley said no. Chief Hafley said the cost of the one the city uses is about \$20,000.00. Trustee Distel said he got a call from Denny Wilkson who said he supports they buying the system. Trustee Mckinney asked if there was a limit on the number of buildings, they could put in. Chief Hafley said no. One of the departments that uses this system is Los Angeles County Fire Department.

Dan Schmitz asked if how in-depth the software goes. He said they have Access to a foot print of the building. He said as long as they provide it to them, they can put it in the system. If they get on scene, they can pull up the information on their pad's. Trustee Mckinney asked if it will list shut offs for utilities also. Chief Hafley said yes as long as the get the information when they do the inspection.

Zoning inspector Hohman brought a sample map of Deer Ridge phase III to the meeting. He said he was going to attend a meeting in the next couple of days explaining the project. Discussion was held on what it was zoned. Zoning Inspector Hohman said the new owners are going through reginal planning.

Zoning inspector Hohman said the Zoning meeting for the Dollar General went through. Discussion was held on storm water and how they have underground culverts under the parking lot to store storm water. It will store a hundred-year rain and pump it out to behind Carmi's to the pond. Zoning inspector Hohman said there is another variance coming because they want to put a building within the 10 foot setback.

Trustee Kuhn entered the meeting.

Bryce Riggs explained the housing development proposed to be going in on the property on St Rt 231 beside the Dollar General that is proposed to be built. Bryce is asking the Trustees to sign a letter of support for the development to submit to the Ohio housing financing agency for the tax credit for the state of Ohio. Trustee Kuhn asked Byrce if they were targeting low income. Bryce said that the 66 units in this project were an equal split some people will pay based on their income. The next thing with this will be a mega project. More units will be at market rate but there will be a number of units that will be reduced or low income. Zoning Inspector Hohman asked if they were planning single family homes. Bryce replied single family with two bedrooms garden style. Zoning inspector Hohman asked if they were aware of the easements on those properties. Bryce said yes, they were aware of that these plans were preliminary plans. Trust McKinney asked if this was only for seniors. Bryce replied yes. Trustee Mckinney asked what the age group is. Bryce said he would find out and get back to them.

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Trustee Kuhn said that we need a homeless shelter in this Area and asked if they have any plans for that. Bryce said they have worked with Transformation life center for women. They do not have one for men. Bryce said that they could look into that. Bryce Riggs said that a letter of support from local officials is critical for the application process. Bryce Riggs said that so far, he has letters from Senator Reinke, Representative Click, The Commissioners, City of Tiffin, City Council. Trustee Distel said you guys are not annexing in. Bryce replied no. Trustee Mckinney said it is not really their choice if the city comes after them, is it? No technically it has sewer and water already there. Zoning Inspector Hohman said that the only thing they are going to run into is drainage issues. They have a retention pond in the back. Discussion was held on the location of the development. It was said that the plans shown were not official it could change depending on conditions. The application will be sent to the Ohio Housing Financing Committee on February 21<sup>st</sup> and they should be here back late April early May. Trustee Distel asked how soon Bryce needed the letter. Bryce said relatively soon. He said he understands you still have to go through the zoning process. He said if he could get the letter by the end of the week that would be ideal. Trustee Distel said that they could discuss the letter. Mr. Mckinney said that he would like to know what the people in that neighborhood think about it. That is who they are here to represent. Zoning inspector Hohman said they will have to rezone it because it is zoned agricultural currently. Bryce said that is why he tried to separate the two. Right now, he is applying for the funding and then I think there is a zoning process which in his opinion is a separate process. Bryce said that by supporting the application that doesn't mean you support the zoning change. The residents will still have their meeting. Trustee Kuhn asked if they sign the letter today are we saying we support the zoning change? Trustee Distel said no that the Trustees have to listen to the zoning board and the residents. Discussion was held on the needs for more homes in Seneca County. Trust Distel said that when Feasel planned to develop that section and found out that it wasn't doable with the gas lines there. Trustee Distel said that breaking it up like this is better than having a trailer park or college dorm rooms. Trustee Mckinney said the thing right now is they are not guaranteeing you anything right. Just because you are applying for the funding it could end up being open to anyone. Bryce said that Frontier only does senior living. Trustee Distel asked if they could put something in the requested letter stating that they support the project pending zoning. Bryce Riggs said yes that is possible. Discussion was held on water run off and the issues in the past. Discussion was held on what they are going to ask to rezone the property too. Bryce Riggs said RM-8 Medium high density multi-family residential. Trustee Mckinney asked why they build two-bedroom condos for senior living? Discussion was held on other senior living developments around the county. Dennis Kingseed said that the Trustees can not do anything tonight. Since you are in charge of the zoning tonight you can't say if you approve it or disapprove of it or in favor of it. That would show bias to the zoning board. Trustee Kuhn said he would not want to be green lighting anything tonight until he hears what the people around there say. Dennis Kingseed said that you are asking them for something that they can't give. Trustee Distel said he sent a letter to the prosecutor asking his opinion and here is his reply. Trustee Distel said let us talk about it and they would get back to him. Bryce Riggs asked Zoning inspector Hohman if he received the application for rezoning. Zoning inspector Hohman said yes, he did he was just waiting on the fee to begin the process.

Zoning Inspector Hohman asked if when he does a variance if they have to submit something to the county. Fiscal Officer Welter said he has never filed anything with the records office and he does not believe we are required to.

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Road worker Andy reported that both plow trucks broke down over the weekend. The did get one back today. Road Worker Andy reported that he was asked to get quotes for a new dump truck to replace the old 02 dump truck. He said he got a quote from Kalida and Rush Truck from Cincinnati. Road Worker Andy explained his notes from the quotes. Trustee Distel said he was not sure we are in a position to buy a truck now. Ray Bishop asked what the quote was. Trustee Distel said \$216,000.00. Trustee Distel said our trucks are not hurting. Road Woke Andy said they are not in bad shape. We are not in a position where it is an emergency. The 2002 truck needs a lot of work. He said there are holes in the bed that needs patched. Discussion was held on what type of issues the trucks had over the weekend. Trustee Distel asked the other Trustees about the letter they are being asked to sign. If they wanted something else in there or if they wanted to hold off. Trustee Kuhn said he thinks they should sleep on it. Trustee Mckinney agreed. Bryce said he could rewrite the letter sending a softer version more just in support of the project subject to zoning approval.

Trustee Mckinney asked about the email from Andy Vancamp on Township Road 130. Fiscal Officer reported that the property in subject belongs to Rolland Jenkins and he pasted away several years ago. The township has mowed the property once last year and added it onto the property taxes. Mr. Vancamp has said animals are starting to become a problem. Ellies Anderson has said there is not much more we can do but mow when it gets bad. If health concerns are an issue some one needs to call the health department. Mr. Mckinney asked about the other issue on the other side of the road. Road Worker Andy said there is a hole that keeps washing out and they have dumped several truck loads of material down it and it keeps washing out. They are not sure where it is going or coming from. Trustee Distel said he would call Mr. Vancamp.

Trustee Distel reported that he attended the Reginal Planning Meeting on February 4<sup>th</sup>. They went over there year end stuff. Sara Betz From Seneca County Park's District was in attendance and explained some of the park services. It was brought up that they were going to be looking at the development we were talking about. Trustee Distel reported receiving an email from an Angle Wise from Vanderpool Excavating. If the township ever has a need for any time of Excavating work, they do that type of work.

Trustee Distel reported that he did take out an application to run for County Commissioner. Trustee Distel said he was going to find out what we need to do if he wins. Fiscal Officer Welter reported that he talked to Tim Lynch at the Winter conference and he said that after he takes office Clinton Township would have thirty days to advertise and fill his unexpired term. It was determined to contact Derek Devine to verify.

Trustee Distel makes a motion to purchase Streamline Automation software for the fire department to do commercial inspections. Trustee Kuhn seconded. Mr. Kuhn Y, Mr. Distel Y, Mr. Mckinney Y. Motion Carried.

Fiscal Office Welter reported that ATT is still billing us for our old land lines that they were suppose to cancel in December. He has been trying to contact them by phone and email and they have not responded. He said he would try to contact someone.

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Trustee Kuhn said he was not excited about spending that kind of money on a truck. He said he would like to see us start a budget to replace the dump truck that is a manual transmission. Trustee Kuhn said the New Holland needs new tires. Trustee Distel said we could call some one that does State Bids and get new tires. Mr. Schmitz asked how much money have we spent on maintenance on the trucks. Road Worker Andy said he does not have all of the invoices. Fiscal Office Welter said the invoices from Keller’s are not separated by fire and road and bridge.

Trustee Kuhn said he would like to find out who the farmer is that owns the field by Sentinel to asked if they could put a snow fence up in the winter. Trustee Distel thought it was owned by Boeses. Trustee Kuhn said the Sherriff keeps calling him and telling them they need to go out and plow it. Road Worker Andy said he had just plowed that road two hours before they called. Road Worker Andy said they have talked to the farmer doing something about drainage and he would not.

The following bills were presented to be paid:

22-2026	2/6/26	COLONIAL LIFE	\$137.88
14152	2/9/26	JAMES K. DISTEL	\$0.38
14153	2/9/26	ANDREW W KIMMET	\$1,937.85
14154	2/9/26	Randy D Kuhn	\$1,027.57
14155	2/9/26	JAMES A. LANG	\$57.92
14156	2/9/26	WILLIAM D MCKINNEY	\$1,003.31
14157	2/9/26	Daniel Schmitz	\$66.98
14158	2/9/26	Stephen E Welter	\$1,611.57
14159	2/9/26	GLEDHILL ROAD MACHINERY	\$605.44
14160	2/9/26	G & L OIL CO., INC. LOYAL AMERICAN LIFE INSURANCE	\$268.00
14161	2/9/26	COMPANY	\$294.89
14162	2/9/26	Column Software PBC	\$77.32
14163	2/9/26	TIFFIN FARMERS CO-OP	\$336.62
14164	2/9/26	SENECA COUNTY TREASURER	\$1,985.84
		TOTAL	\$9,411.57

There being no other business to come before the Board at this time, Trustee Distel made a motion to adjourn the meeting at 8:00 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