

**RICHFIELD TOWNSHIP
LUCAS COUNTY, OHIO
BOARD OF RICHFIELD TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES**

June 2, 2025

The regular meeting of the Richfield Township Trustees was called to order by Steve Bettinger at 7:00 p.m. at the Richfield Township Fire Department, 11450 Sylvania Avenue, Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

ROLL CALL: Chairman: Steve Bettinger – present
Co-Chairman: Andrew Bick – present
Andrew Lumbrezer - present

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the May 19, 2025, meeting, current Cash Summary Report, Revenue Report, and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

Andrew Lumbrezer made a motion to approve the May 19, 2025, minutes as presented. Andrew Bick seconded the motion. Roll call: all voted yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (14117 - 14129) were presented for approval:

Andrew Bick made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. Andrew Lumbrezer seconded the motion. Roll call: All voted yes. Motion approved.

PUBLIC COMMENTS:

Several residents were present to discuss the recent submission of the zoning amendment changes to Lucas County Planning Commission. A special meeting is being held on June 5, 2025 for zoning topics, all questions from today's meeting will be addressed at the upcoming meeting on June 5th.

- Several residents received letters from Lucas County Planning Commission regarding the public hearing held by Lucas County for zoning amendment changes. Complaints of letters going out late, not within the legal constraints of the 10 day notice requirement. Lucas County Planning Commission sent out letters, the township received no notification of letters being sent out.
- Resident's understanding was the zoning board was not notified of these changes.
- Residents felt there is a lack of transparency.

Trustees explained townhall meetings were being planned, further explaining with the current fire department budget the fire department will be out of funds in five years. The Trustees have been having discussions on solutions without raising resident's taxes. Currently the township has mutual aid with surround townships, the increased response time for mutual aid is approximately eight minutes longer.

- Residents were not in favor of having a data center, concern over environmental issues, water usage, air quality, noise and light pollution and effects on wildlife. Concerns of what happens in 10 to 15 years when the data center closes and the township has to dismantle the facility and its components.
- Question on the number of people data centers hire. Trustees responded they were told an average of 15-20 people are hired at data centers.

Trustees explained Lucas County Planning Commission approached the township as there were residents in the township that were interested in selling their property for a possible data center.

Matt Heyrman (Lucas County Deputy Administrator) spoke on advantages of a data center: low traffic, provide strong tax revenue streams through incentive negotiations, water lines from Toledo out to the center which would allow residents to tap into, construction of the center will bring many jobs.

- Resident concerned over data component servers might be replaced every 3-5 years as well as the building becoming obsolete in 11.3 years. Concerns over the townships financial responsibility to remove building.
- Several questions on water lines for the data center. Data centers use cooling systems using intake structures that withdraw a significant amount of water for cooling, concerns over the amount of water needed. Discussion on greywater, brown water lines as well as Reclaimed Water (Wastewater treated to a quality suitable for beneficial reuse, like irrigation, industrial cooling, and groundwater replenishment).
- Question if the township bills for fire services. For those who live in the township, ambulance bill goes directly to their-party payers. If your insurance carrier does not reimburse the township, residents are not responsible for the difference. If you live outside the township, they would be responsible.

- Zoning members that attended expressed concerns over the recent submission of the zoning amendment changes to the county, stating they were not made aware of the changes.
- Residents voiced they do not want to change the landscape of our township, would like to keep it the way it is.

Trustees explained there was no definite business selected for the potential development area it is all speculative at this time. Township has limited resources for revenue. Administrator is currently working on a joint fire district to bring in additional income. Further explained there are very few volunteers left, majority remaining are over the age of 60.

- Questions on Reveille/Zoning Solutions. Reveille provider of custom planning, design, and economic development services. Zoning Solutions is a consulting services for Zoning, Planning, and Economic Development.
- Questions on executive session. Trustees went into executive session due to the discussion of specific properties, John Borrell, assistant prosecuting attorney was present, advised the township on the permitted reasons to go into executive session.
- Some residents were upset that they did not receive letters on this zoning change. Lucas County Planning Commission sent out letters to affected property owners.
- Comments on property values decreasing when surrounded by data centers.

FIRE:

Chief Scarborough provided spread sheets of runs per month (January to May) including mutual aid runs in Harding, Spencer, Springfield and Sylvania Township as well as total of all runs per month. Also provided is a list of crew involvement as of May, 2025.

An EMT class will be held next week.

ZONING:

No zoning permits issued.

TRUSTEE REPORT:

Trustee Lumbrezer explained the Trustees have contracted with the Lucas County Sherriff to provide Deputies in the township for 64 hours per month (2 shifts per week) from 6:00 p.m. to 2:00 a.m. In 2023 the township was notified by Lucas County Sherriff in order to continue current services the township would be charged \$100,000.00 per year for law enforcement services. Township budget would not support these charges.

Detective Joe Navarre was present, advised residents if they are going on vacation to please let him know as they will check properties.

An unmarked car is currently used to provide statistics on running stop signs, speeding in a designated area in the township.

ROADS:

Trustee Bettinger reported waiting on Lucas County Engineers approval to release funds to Bergman's after final specifications are met for the Miller Rd. project. Trustees were in agreement to continue to hold the final payment to Bergman's until these specifications are met.

Lucas County Engineers office reached out to Trustee Bettinger notifying him there are two grants available for roundabouts in the county. County is recommending a roundabout at Sylvania Avenue and Richfield Center Rd. The grant would cover the entire cost of the roundabout. Residents complained it is difficult to maneuver farm equipment and fire department truck through these roundabouts. Trustees explained although they can give their opinion the final decision comes from the Lucas County Engineers office.

It is the responsibility of the county to maintain these roundabouts, complaints have been heard that they are not managing.

Andrew Bick made a motion to apply for the roundabout grant on Richfield Center Rd./ Sylvania Avenue. Andrew Lumbrezer seconded the motion. Roll call: all voted yes. Motion approved.

ADMINISTRATOR:

No report.

OLD BUSINESS:

Trustee Bettinger reported we are waiting on one additional estimate for the well repair at the town hall. Currently there is no water available at the town hall..

NEW BUSINESS:

Flags were placed on all veteran, fire-fighter graves in Wolfinger Cemetery for Memorial Day. American Legion spoke at the Memorial Day Ceremony at Wolfinger Cemetery.

Hylant Insurance advised the cost of bonds for the township is \$736.00, an option to replace bonds with a policy for Employee Dishonesty and Faithful Performance of Duty Policy would cost \$225.00.

Richfield Township, Resolution Employee Dishonesty and Faithful Performance of Duty Policy

Andrew Lumbrezer approved to adopt a Resolution for a Employee Dishonesty and Faithful Performance of Duty Policy effective immediately.

WHEREAS, Richfield Township, Lucas County is a member of the Ohio Plan Risk Management (OPRM) a political subdivision risk pool established pursuant to Ohio Revised Code hereinafter "ORC," 2744.081;

WHEREAS, House Bill 291 was signed into law on December 20, 2018 and became effective March 20, 2019; authorizes the use of an, "employee dishonesty and faithful performance of duty policy," instead of individual surety bonds, for trustees, employees, and appointees who are otherwise required by law to acquire a bond before entering upon the discharge of duties; and

WHEREAS, in accordance with ORC 3.061, the City must adopt a policy by resolution to allow the use of an "employee dishonesty and faithful performance of duty" coverage document, rather than a surety bond, to cover loss by fraudulent or dishonest actions of employees and failure of employees to faithfully perform duties; the following shall apply to the policy:

1. An officer, employee, or appointee shall be considered qualified to hold the office or employment, without acquiring a bond, on the date the oath of office is taken, certified, and filed as required by law.
2. An officer, employee, or appointee shall have the employee dishonesty and faithful performance of duty policy in effect before the individual's term of office or employment and the officer, employee or appointee shall not commence the discharge of duties until coverage is documented.
3. All officers, employees, or appointees who would otherwise be required to file a bond before commencing the discharge of duties shall be covered by and are subject to the employee dishonesty and faithful performance of duty policy instead of a surety bond requirement.

4. The coverage amount for an officer, employee, or appointee under an employee dishonesty and faithful performance of duty policy shall be equal to or greater than the maximum amount of the bond otherwise required by law.

5. Elected officials, prior to taking the oath of office and holding office, shall obtain approval of the intent to use the township's Ohio Plan Risk Management coverage agreement and affirm that the coverage complies with ORC 3.061. Said approval shall be obtained by the Richfield Township Board of Trustees, Lucas County.

WHEREAS, Richfield Township, Lucas County's, "employee dishonesty and faithful performance of duty policy" through the Ohio Plan Risk Management coverage document complies with ORC 3.061: and

NOW, THEREFORE, BE IT RESOLVED, that on this date June 2, 2025 the Richfield Township Board of Trustees, Lucas County hereby authorizes the township to purchase and use "employee dishonesty and faithful performance of duty policy" through Ohio Plan Risk Management instead of individual surety bonds for officers, employees, and appointees who are otherwise required by law to acquire a bond before entering upon the discharge of duties.

Andrew Bick seconded the resolution. Roll call: Bick-yes, Lumbrezer-yes, Bettinger-yes. Resolution adopted.

PUBLIC NOTICE:

Residents may call Norma Drennan at 419-829-6029 or 419-283-3424 to rent the town hall.

The following information can be viewed on the Richfield Township website at: www.richfieldtwp.com.

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees, rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup

11. Community Links.

There being no further business Andrew Lumbrezer made a motion to adjourn at 8:15 p.m., which was seconded by Andrew Bick: Roll call: all voted yes. Motion approved.

Richfield Township Fiscal Officer

