

Minutes of the Village of Holland Council Meeting
Held Tuesday, June 17, 2025

At 6 pm Mayor Ryan Spangler called the meeting to order. Council members Justin Hoen, Sandy Almond, Mike Bettinger, President Scott Brown, Sandra Hensley, Clerk-Treasurer Lyn Krasula and Administrator Bob Bethel were in attendance. Councilman Nate Gaubert and Attorney Paul Skaff were absent. Mr. Scott made a motion to excuse Councilman Gaubert's absence due to a planned vacation. Mr. Hoen seconded the motion with roll call carrying five ayes.

Mr. Brown made a motion to approve the minutes of the 5/20/25 council meeting as presented. Ms. Hensley seconded the motion with roll call carrying five ayes.

At 6:02 Mayor Spangler opened the zoning public hearing for 6650 N Mall Drive (formerly 1249 S McCord Rd). Previously, Evergreen had applied for and received variances for this property including a change the zoning from B-2 General Business to R-3 Multi-family; and a height variance to increase from 2 ½ stories to 4 stories to allow a 4 story 120 unit assisted living facility to be built. At the March 11, 2025 meeting, Plan Commission reviewed a Conditional Use Request from Evergreen to allow a nursing home in a R-3 district. Plan Commission did approve the request, with 3 conditions. Those were: 1) that a 4' high finished ornamental fence be extended to the northern property line and to as far south as possible; 2) That Green Oaks enter into good faith negotiations with the Springfield Township Fire and Rescue Dept to come to an agreement to provide payment for the full cost of services provided to the facility; and 3) That Green Oaks must comply with any requirement of Springfield Township Fire and Rescue and the State Fire Marshals office to provide adequate pressure to the 4th floor for the internal standpipe, including provision of a fire pump and generator, if necessary. Mayor Spangler stated that based on other similar facilities, it has been estimated this facility will generate 6.5 calls for fire/ems calls per month. Since the March Plan Commission meeting, the Mayor, Administrator and Village Attorney have been negotiating with Evergreen regarding item 2) of the conditions set forth. Based on negotiations, it is proposed that the village consider a CRA and PILOT (payment in lieu of taxes) which will exempt the property from real property taxes for 75% of the value of the new structure for 15 years. Per the ORC, the CRA can be created without approval of the local school district if kept at the 75% rate. However, Springfield schools were notified of the proposal and do not object. The savings on property taxes by Evergreen will be given back to the Village for the potential increase in costs for fire / ems services in an approximate amount of \$93,600 per year. The first payment will be due upon closing of the financing for the project and an additional \$93,600 per year from the time of Qualified Occupancy to the final year in which payment of exempted real property taxes would otherwise be due. A Memorandum of Understanding (MOU) outlining the terms and conditions of the CRA has been signed by Evergreen. Jarrod from Evergreen was present and stated that they have been working on financing for the project and if everything continues as planned the finance closing for the project could be in the 3rd quarter of 2025 with the start of work beginning soon thereafter. The zoning public hearing was then closed at 6:14 pm. Mr. Brown made a motion to approve the Conditional Use Request for a nursing home to be constructed in a R-3 district at 6650 N Mall Drive with the inclusion of all 3 terms as stipulated by the Plan Commission at their 3/11/2025 meeting. Mrs. Almond seconded the motion with roll call carrying five ayes. Mr. Brown then made a motion to authorize the MOU between Evergreen and the Village outlining the terms of a CRA at 75% of real property values for 15 years with a PILOT of \$93,600 at close and annually after qualified occupancy for the term of the CRA. Mr. Hoen seconded the motion with roll call carrying five ayes.

Mayor Spangler advised that four bids were received for the Whisperwood phase 1 & 4 construction project. Mr. Bock of OHM advised the lowest bid was from Helms & Sons Excavating at a cost of \$660,003. However, Helms did not complete the bidder's insurance agent's affidavit upon submittal. Mr. Bock recommended that council waive this irregularity and award Helms the bid.

Mayor Spangler also advised that only one bid was received for the pickleball courts project. The 2025 budget goal was to remove three courts including the old tennis court conversion and construct new ones at regulation size. The engineers estimate for the project was \$209,000, which was over the Village's approved budget of \$145,000. The one bid submitted from Henry Bergman Inc. came in at \$228,356. Mayor Spangler recommended rejecting the bid and moving the entire project to 2026. This will allow the Budget and Finance committee to review the project for an increased budget. The project could be bid in 2026 with the Whisperwood phase 2 & 3 project allowing more opportunities for a dual bid. Mr. Bethel stated there are no guarantees that the cost will be less next year but agreed to wait. Mr. Bettinger made a motion not to accept the bid from Henry Bergman Inc for the pickleball courts project. Mr. Brown seconded the motion with roll call carrying five ayes.

Mayor Spangler announced the resignation and retirement of Officer Kevin Rose. Officer Rose has been with the HPD since 2014 and has submitted his letter of resignation effective 6/27/2025. Mr. Brown made a motion to accept Officer Rose's resignation. Mrs. Almond seconded the motion with roll call carrying five ayes. Mayor Spangler thanked Kevin Rose for his years of service. Chief Piotrowski stated Mr. Rose has had a lifetime of public service starting with the Marines and then a

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career in law enforcement. Chief Piotrowski said he truly appreciated Kevin's service with the HPD and all he did to fill in when times were tough and presented Officer Rose with a Certificate of Appreciation for his years of service.

Mayor Spangler reviewed a quote from Brint Electric for the installation of a new light pole in the municipal building parking lot at a cost of \$5,625. After requests for alternative options from council, a second quote was obtained from Brint for improving the existing light fixture with new LED light fixtures which could be directed into the parking lot for improved illumination plus replacement of three flagpole floodlights at a cost of \$2,655. Council agreed on the second option.

Mayor Spangler reviewed a quote from Total Security Solutions to replace the police lobby window with bullet-proof glass at a cost of \$11,196. This is a 2025 budgeted item. Mr. Brown made a motion to approve the purchase. Mr. Bettinger seconded the motion with roll call carrying five ayes.

Mr. Brown made a motion to suspend regular rules of council to allow Ordinance 18 & 19-2025 to be read by title only. Mr. Hoen seconded the motion with roll call carrying five ayes. First reading of Ordinance No. 18-2025, AN ORDINANCE APPROVING A CONTRACT SERVICES AGREEMENT, AND A MANAGEMENT AND COST SHARING AGREEMENT WITH SPRINGFIELD TOWNSHIP, AND DECLARING AN EMERGENCY, was read by title only. Mayor Spangler reported that Carla Miller will be retiring from the Holland-Springfield – Spencer Historical Society (HSSHS). This agreement allows a contracted person to be hired for event planning, coordination, fundraising, etc. for the Historical Society at a cost payable by the Village of up to \$10,000 per year. Half of this contracted cost would be reimbursed by Springfield Township. Jane Maiolo has agreed to accept this contracted position at the Historical Society effective 7/1/2025 through 12/31/2026. Mr. Bethel will work with Carla Miller and Jane Maiolo to coordinate the transfer of personnel and HSSHS funds from Carla to Jane. Mr. Bettinger stated the contract calls for \$25 per hour to be paid. How many hours a week will be worked? Mr. Bethel stated no more than 8 per week. Ms. Hensley asked if the Village would provide for any operating budget for the Historical Society? Mayor Spangler replied that all expenses should be paid for from HSSHS funds. Mr. Brown made a motion to suspend regular rules of council to dispense with the second and third readings. Mrs. Almond seconded the motion with roll call carrying five ayes. Mr. Brown made a motion to approve the first and final reading. Ms. Hensley seconded the motion with roll call carrying five ayes.

First reading of Ordinance No. 19-2025 / MAKING SUPPLEMENTAL APPROPRIATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025 AND DECLARING AN EMERGENCY, was read by title only. Mr. Brown made a motion to suspend regular rules of council to dispense with the second and third readings. Mr. Hoen seconded the motion with roll call carrying five ayes. Mr. Brown made a motion to approve the first and final reading. Mrs. Almond seconded the motion with roll call carrying five ayes.

Mr. Brown made a motion to approve the quote from Brint in the amount of \$2,655 and also to approve the bid from Helms in the amount of \$660,003 and to waive any bid irregularities for the insurance agent affidavit. Mr. Hoen seconded the motion with roll call carrying five ayes.

In miscellaneous information, Mayor Spangler advised council that:

- Republic Services will be changing the refuse and recycling collection day from Tuesdays to Thursdays effective 7/17/2025 due to a reorganization by Republic. Republic will be mailing postcards to all residents, and the change has also been added to the Village website.
- The Toledo-Lucas County Health Department is considering purchase of a former diocese building for their use. If this sale goes through, Lucas County will pass this purchase expense on to all participating communities, plus the cost of the property remodeling costs.
- The Village is discussing a joint project with Lucas County for the resurfacing of a portion of Angola Road. We will request that the sidewalk on Angola Road connecting to Whisperwood be included in this project.
- The Village has been notified that Lucas County will be raising water and sewer rates by 4% annually for the next 4 years.

Mr. Bethel reported that:

- The Village has received two letters regarding an unemployment claim filed by a former employee. One letter approved the claim, and the other denied it. Both letters were dated the same day. He feels the end result was denial of the claim.
- The school zone extension project could be pushed back to 2026.
- Curbside pickup for residents is on Saturday, June 21.

Ms. Krasula informed council that State Auditors will be on site July 1st to start the 2023-2024 audit cycle. Based on her prior

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good-audit history, the Village has been approved for an AUP (Agreed Upon Procedures) audit. This will save the Village a considerable amount of money and the audit time will be much shorter.

Mr. Hoen made a motion to authorize payment of bills totaling \$85,793.10 as presented by the Clerk-Treasurer. Mr. Bettinger seconded the motion with roll call carrying five ayes.

Auto Trim	\$50.00	Kester Mowing	\$475.00	Kester Mowing	\$475.00
Cintas	39.36	Triotech	2,010.20	Treasurer State	1,122.00
Consumer Driven	299.25	Roth Automotive	291.60	Fast Signs	209.00
Robert Bethel	558.26	Robert Bethel	412.95	Republic Services	7,714.10
Buckeye Broadband	461.50	Toledo Edison	2,856.16	Cintas	39.36
Applied Innovation	11.03	Hoens Greenhouse	1,793.00	Tylisha Riley	100.00
Rachel Holley	100.00	Julie Michalak	100.00	Quality Times	500.00
Melissa Martin	400.00	Brenda Hailey	500.00	Superfleet	3,118.52
Leatherman & Witzler	69.00	Roth Automotive	390.55	Roth Automotive	179.99
United States Treasury	69.40	Columbia Gas	58.59	Columbia Gas	96.19
Columbia Gas	53.89	Columbia Gas	280.54	Treasurer Of State	246.00
Fast Signs	185.00	Jessica Hoag	500.00	Ashley Garza	500.00
Latesha Parker	100.00	Marianne Newman	100.00	Heather Sofo	100.00
Pugh Heating	18,272.10	Stryker Sales	2,280.00	Principal Life	1,557.11
Medical Mutual	36,193.45	Perfect Sweep	925.00		

Due to summer session, the next meeting is scheduled for July 15.

At 7:01 pm, there being no further business, Mr. Brown made a motion to adjourn the meeting. Ms. Hensley seconded the motion. Motion carried five ayes.

Lyn Krasula, Clerk-Treasurer

Ryan Spangler, Mayor