

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 7, 2017
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Paul Malchesky, Chairman
Christopher Galloway, Vice Chairman
Caroline Luhta, Trustee
Amy Dawson, Fiscal Officer

Also Present:

Stephanie Landgraf, Esq., Legal Counsel
Kathy Mitchell, Administrator
Deputy Chief Ron Terriaco, Fire Department
Frank Kraska, Service Director
Debra Esker, Recreation Director
Lieutenant Mike Reed, Sheriff's Department

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 7:31 p.m.

2 CHAIRMAN MALCHESKY: I now call the Concord Township
3 Board of Trustees June 7, 2017, meeting to order. Please stand
4 for the Pledge of Allegiance.

5 (Whereupon, the Pledge of Allegiance was recited.)

6 CHAIRMAN MALCHESKY: Roll call.

7 MS. DAWSON: Mr. Malchesky?

8 MR. MALCHESKY: Present.

9 MS. DAWSON: Mrs. Luhta?

10 MS. LUHTA: Here.

11 MS. DAWSON: Mr. Galloway?

12 MR. GALLOWAY: Here.

13 CHAIRMAN MALCHESKY: All right. Approval of minutes.
14 The 19th, anybody have a problem with April 19?

15 MS. LUHTA: No.

16 MR. GALLOWAY: Those were good.

17 CHAIRMAN MALCHESKY: The 3rd?

18 MR. GALLOWAY: Mr. Chairman, the only thing I had was
19 under Department Reports, Section C, Service Department, first
20 line, "Road Repairs" was capitalized. I am not sure why.

21 CHAIRMAN MALCHESKY: Okay. Connie, anything on --

22 MS. LUHTA: Not on the 3rd.

23 CHAIRMAN MALCHESKY: How about the 17th?

24 MS. LUHTA: Yes. On the first line, it should be
25 May 17th instead of May 3rd on the first line.

26 CHAIRMAN MALCHESKY: Okay.

27 MS. DAWSON: Yeah, that's important.

28 MR. GALLOWAY: That is important.

29 MS. LUHTA: And there was one other thing. Oh, in
30 the proposed tax levy renewal, third line, it says "maintenance

1 or lines," it should be "maintenance of lines."

2 CHAIRMAN MALCHESKY: Okay. April 19th, May 3rd and
3 May 17th, with those corrections, will be approved.

4 Elected Officials, the Fiscal Officer.

5 MS. DAWSON: Okay. My Treasurer's report, as of
6 May 31st, we are 41 percent of the way through the calendar
7 year. Treasury balance for the 20 funds within the Township
8 Treasury was \$6.4 million. The balance includes \$1.3 million
9 in funds set aside for specific projects.

10 Year-to-date expenditures were 30 percent of the
11 amount appropriated and revenue was at 54 percent received for
12 2017, so we are well within budget.

13 My cemetery sexton's report, I did want to say a
14 special thanks to everyone who helped us out in making our
15 Memorial Day ceremony special. I appreciate everybody's
16 assistance. It was a lovely day.

17 For those of you who are not aware, Linda Thirion has
18 retired after 25 years. We'd like to thank her for all of her
19 service, particularly in the cemetery. And we would like to
20 welcome Karen Warner who will be assisting residents with their
21 cemetery needs, along with assisting administration.

22 Also, please remember that artificial floral
23 decorations are not permitted in the cemetery after April 1st.
24 If you have placed any for the holiday, they will be removed in
25 June.

26 If you have any questions, you can reach me at
27 354-7516. Thank you.

28 CHAIRMAN MALCHESKY: Okay. Trustees, Chris,
29 anything?

30 MR. GALLOWAY: I don't have anything, no.

1 CHAIRMAN MALCHESKY: Connie?

2 MS. LUHTA: I went to Theodore Grove Hach's Eagle
3 Scout ceremony on Saturday. That's all.

4 CHAIRMAN MALCHESKY: Yes, good, great. All right. I
5 had, I think that we resolved all our stormwater issue on 608,
6 Kathy, in dropping off those papers to Neil Conway. My
7 understanding is, at the time, the county did everything that
8 they were supposed to do, the commissioners and Aaron Newman
9 from the realty agent, I think, emailed some stuff in. So,
10 hopefully, that will end that stormwater project and we will
11 move on to our next stormwater project. Besides that, nothing
12 else to report.

13 Kathy, Administration.

14 MS. MITCHELL: I just want to give an update with
15 regard to the road project and the finalization on the part of
16 the contractor, just some unfinished business. They're doing
17 some final repaving of asphalt, putting on the final layer of
18 pavement and they're going to be doing some pavement markings,
19 some additional arrows.

20 We are still tweaking the signalization at Auburn and
21 44 and we ask, again, for your patience. I have been in
22 regular contact now with the Ohio Department of Transportation
23 because as the contractor's role in the project comes to a
24 close, obviously, the maintenance of those signals are going to
25 be taken back over by ODOT. So I have asked them to take a
26 closer look at the signalization issues that we're having
27 during peak hours of the day and they've already been out there
28 and made some adjustments, so I have seen some improvements.
29 But they have asked us for patience as it's a work in progress.

30 And they're also going to be doing a further analysis

1 on their dime over the summer, again, to make sure that the
2 signals, the existing signals at 90 and 44 are in sync with
3 those at the new intersection at Auburn and 44. So --

4 CHAIRMAN MALCHESKY: Just to add that, Kathy, ODOT,
5 you know, we condemn them sometimes but they've been very
6 responsive on the signal issue. And it appears that they're
7 going to take on an additional study to fix those signals,
8 that's probably about 30 to 35 thousand dollars on their dime.
9 So I am hoping that that gets done sooner than later. But I
10 was very excited about their concern, so that's terrific.

11 Anything else, Kathy?

12 MS. MITCHELL: That's all I have.

13 CHAIRMAN MALCHESKY: All right. Deputy Chief Ron
14 Terriaco, what have you got for the Fire Department?

15 DEPUTY CHIEF TERRIACO: Good evening, everybody.

16 MS. LUHTA: Good evening.

17 DEPUTY CHIEF TERRIACO: Total runs for the month of
18 May, 202; total runs year to date is 1,030. We're about 200
19 runs up from last year at this time, so we're very busy. The
20 runs activity for May: MVAs were 11, 16 agency assists, seven
21 fire alarms, two wires down, 30 basic rescues, 80 advanced
22 paramedics runs, 24 public assists, and one house fire, one
23 structure fire.

24 Fire prevention and public education have been pretty
25 busy with plan reviews, general fire -- or general inspections,
26 follow-ups, along those lines.

27 A couple items for the safety tip tonight. One is a
28 reminder that Sunday, this Sunday, June 11th, is our Fire
29 Department Annual Safety Day, that is 12:00 to 3:00, and that's
30 at Auburn Career Center. So the Fire Department will be there,

1 Lake County Sheriff's Department will be there, Mentor Fire
2 Department water safety trailer, there would be a variety of
3 things there for, for all the families to enjoy.

4 Two items I want to talk about, smoke detectors and
5 get out/stay out reflect the structure fire that we have. It's
6 so important that fire smoke alarms are in our houses, one on
7 each living floor, each space, and one in front of each
8 bedroom. And the other item is, it's very important when you
9 exit your house, if your house is on fire, you need to make
10 sure that you stay out. Life safety is so important, life
11 safety of the residents, life safety of our firefighters is
12 very paramount. So we want to make sure you stay out and you
13 don't go back into your, to your home, no matter what.

14 And our final safety tip, as we are finally getting
15 into the 2017 summer season -- I think it's going to be warm
16 this weekend, so we're finally there -- many of us are out
17 riding our bikes and doing our walking. Concord Fire
18 Department would like to remind everybody a few tips. Walkers
19 are to face the traffic. Bike riders are to ride with the
20 traffic flow and ride in a single file. Please wear bright
21 colored clothing and helmets so you stand out. Drivers need to
22 stay alert to all traffic whether it's a walker, a biker or
23 even other cars. Everyone needs to share the road. And please
24 remember that a stone or other debris on the walkway while
25 you're riding your bike can cause you, or as a walker, to trip
26 and step out into traffic. So have a safe summer and enjoy
27 your evening.

28 CHAIRMAN MALCHESKY: Thank you.

29 MR. GALLOWAY: Thanks, Ron.

30 CHAIRMAN MALCHESKY: Service Department, Frank.

1 MR. KRASKA: Good evening.

2 MS. LUHTA: Good evening.

3 CHAIRMAN MALCHESKY: Good evening.

4 MR. KRASKA: Township crews were active in May
5 completing a wide variety of drainage, park and public land and
6 cemetery maintenance throughout the month. We installed a new
7 entrance gate and driveway access into Barchester Park,
8 completed baseball field improvements, both drainage and
9 infield conditioning, installed new goals at our soccer field,
10 and put in quite a few hours at the cemetery building footers
11 for gravestones and completing follow-up restoration to grave
12 sites.

13 We regraded roadside ditches on Coleridge,
14 Highlandview, Fay Road, Pinehill, Page Drive, Exmoor Drive,
15 Mount Royal Drive, Buckingham Place, Briarwyck Woods Avenue and
16 Old Stone Court.

17 We repaired a storm sewer failure under the road on
18 Malachite and installed driveway culverts on Huntoon Road and
19 Danvers Drive.

20 Installation of four bioretention cell islands, 60
21 foot in diameter, were also completed within the Little
22 Mountain Subdivision. This project eliminated over 8,000
23 square feet of impervious asphalt surface and will help collect
24 rainwater, temporarily store and improve the quality of the
25 water through a filtering process prior to being released into
26 the local tributaries. Similar improvements are currently
27 being planned for Lambton Court and Hobby Horse Lane.

28 To get additional details and information regarding
29 the Service Department activities, please contact us at
30 350-3225 or visit our web page at www.ConcordTwp.com.

1 CHAIRMAN MALCHESKY: Frank, are they keeping in touch
2 with you on the 608 bridge project?

3 MR. KRASKA: I go over and check it periodically. It
4 looks like it's moving along pretty good. They've had really
5 optimum weather conditions to work in, so --

6 CHAIRMAN MALCHESKY: Are they done moving the
7 utilities yet or where are they at?

8 MR. KRASKA: They biggest holdup seemed to be when
9 they were installing the forced main gas lines and that. They
10 had to -- They ran into a few issues, so that took a lot
11 longer, I think, than it was expected.

12 CHAIRMAN MALCHESKY: Okay.

13 MR. KRASKA: Although they're doing -- they're
14 pouring footers and stuff over there now. They're working on
15 the physical structure of what's going to go underneath --

16 CHAIRMAN MALCHESKY: Good.

17 MR. KRASKA: -- for the future. So --

18 CHAIRMAN MALCHESKY: Good. I am glad they could do
19 that for us.

20 MR. KRASKA: I will keep you posted on those dates.

21 CHAIRMAN MALCHESKY: All right.

22 MR. KRASKA: So far, as it looks, it looks like
23 they're still on schedule.

24 CHAIRMAN MALCHESKY: Appreciate it. Thank you.

25 Kathy, Zoning Department.

26 MS. MITCHELL: During the month of May, the Zoning
27 Department issued a total of 49 zoning permits and collected
28 just over \$6,000 in fees. Of those 49 zoning permits, 10 were
29 for single-family dwellings. When you compare that to last
30 year's numbers, total permits issued to date, we are pretty

1 much right in sync with where we were last year. We were at
2 164 permits through the month of May in 2016 versus 166 to date
3 through May. And versus the number of dwelling permits is
4 actually, is actually down this year. At this time last year,
5 we were at 47 permits issued for dwelling units and this year
6 through May we are at 39.

7 And also during the month of May, there was a Board
8 of Zoning Appeals meeting. Two variances were considered, one
9 which was approved and a second one was denied, both of which
10 were for residential, residential, residential --

11 CHAIRMAN MALCHESKY: Dwellings.

12 MS. MITCHELL: -- permits. That's all I have.

13 CHAIRMAN MALCHESKY: Okay. Thank you.

14 Rec Department, Debra.

15 MS. ESKER: Good evening, everybody.

16 CHAIRMAN MALCHESKY: It's crunch time for you.

17 MS. ESKER: Yes, it is, and it's awesome.

18 As we officially welcome summer, the Concord Township
19 Recreation Department invites you to enjoy a variety of
20 entertaining programs planned especially for our residents.

21 This afternoon, at our 55 Plus Group gathering, we
22 welcomed Pete Booth, who is a local re-enactor who performed an
23 historically accurate portrayal of an American soldier during
24 the Normandy Invasion. Pete displayed actual relics and
25 artifacts from World War II, and his performance was deeply
26 moving and a gentle reminder of the devastation of war.

27 At our next 55 Group gathering, it's a little
28 lighter. We will -- It will be next Wednesday, June 14th, when
29 we take a field trip, literally, to a ball field and thoroughly
30 enjoy watching the Lake County Captains trounce the Fort Wayne

1 Tincaps while feasting on a Senior Day picnic and barbecue.

2 And then on Wednesday, June 21st, the Western Reserve
3 Historical Society will present Fab '50s Cleveland Style, a
4 fascinating account of the decade where the Indians, Browns and
5 Barons were all in championship games, Marilyn Shepard was
6 murdered and Marilyn Monroe was married, twice.

7 Are your kids bored with summer? Spice it up this
8 year with kids' camps through your Recreation Department.

9 If your child is creative, sign them up for art camp
10 where kids are introduced to the work of well-known artists,
11 they create a project a day inspired by the work of the artist
12 under study.

13 If your child loves to build things, sign them up for
14 our STEM, or science, technology, engineering and math camp,
15 where they use the 3D printers at Auburn Career Center to
16 build, and eventually race, derby cars using electric motors,
17 gears and the basic principles of physics.

18 If your child loves the outdoors, sign them up for
19 tennis camp. They'll learn basic grips, volley, net play and
20 scoring.

21 And if your child just loves to play, then sign them
22 up for our summer camp at the Recreation Department through the
23 Concord Community Center where kids do a variety of different
24 activities every day.

25 Another enjoyable event geared for kids happens this
26 Saturday when we host our first Schoolhouse Truck Day from
27 10:00 a.m. till noon at the Old Stone School. Kids will enjoy
28 a tour of the Old Stone School and its newly updated displays,
29 and explore various Concord Township trucks, including plows,
30 fire trucks and much more.

1 And I am thrilled to announce our Summer Concert
2 Series begins this month. We have a marvelous lineup of bands
3 for our residents to enjoy. Here we go:

4 On June 22nd, BlueStone Union rocks the gazebo;

5 On June 29th the Pop-Tarts perform music from girl
6 groups of the '60s, uh-huh, yeah;

7 On July 6th, InCahootz covers your favorite Top 10
8 songs through the years;

9 On July 13th, Prime Time Big Band swings its 18-piece
10 band;

11 On July 20th, the Big 5 Show classically rocks the
12 gazebo with music of the '60s and '70s;

13 On July 27th, we've got the Underworld Blues Band
14 shows you how they "rock and soul";

15 And then on August 3rd, the 730 Club Band pays
16 tribute to today's top hits.

17 It's a, it's a marvelous lineup and they're all on
18 Thursday evenings, they all begin at 7:00 p.m. at the gazebo at
19 Town Hall. This year we're bringing back the East Coast
20 Custard truck and the Kettle Corn stand, and new this year we
21 welcome Virgil's Dog House to our vendor lineup. As always, if
22 a concert is canceled due to inclement weather, we post it on
23 the Township's Facebook page by 6:00 p.m. that day. We also
24 post signs at the gazebo. So be sure to "like" us on Facebook
25 at "Concord Township, Lake County, Ohio."

26 Summer is also a great time to take a new class.
27 We've got, this month, our department offers Nature's Way
28 Journaling, Skillet Dinners Cooking Class For Adults, an ice
29 cream cooking class for kids where I hear they make ice cream
30 nachos -- I'm going to be sure to be there that day, a camping

1 treats cooking class for kids, and getting started with
2 Medicare. Seats are available in all the classes, so sign up
3 soon. You can go to ConcordTwp.com and click on the
4 "Recreation" link and then click on "Programs" to view a
5 listing of all of our current classes.

6 And looking a little bit ahead to July, we've invited
7 our friends from Painesville to join the 55 Plus Group summer
8 picnic on July 5th. They'll enjoy a great buffet and music
9 from Flashbaxx, which is one of our favorite duets.
10 Reservations are required, so please call the Recreation
11 Department to sign up.

12 And, lastly, the start of summer means getting
13 excited about Concord Community Day. Check out our sensational
14 schedule of events on the front page of the summer Grapevine or
15 on our website. And this year, it all happens on Saturday,
16 August 12th. Our community-wide celebration includes the
17 traditional 5K run; the Fire Department's Pancake Breakfast;
18 Kids' World with giant inflatables, lots of games and carnival
19 games; our beloved frog jump; a Wiffle Ball Derby; our
20 community parade; food trucks; live music throughout the day;
21 and Uncorked is back with beer, wine and our legendary Chinese
22 raffle. And this year, Uncorked features the wildly popular
23 band Sumrada, and people can enjoy tethered hot air balloon
24 rides throughout the evening.

25 So be a part of Concord Community Day. Be in the
26 parade. Take your best shot at the Wiffle Ball Derby.
27 Nominate someone for Citizen of the Year. Apply for a
28 Community Day scholarship. All of these forms are available on
29 our website.

30 So for more information about any event or class,

1 please contact or visit ConcordTwp.com or call the Recreation
2 Department directly at (440) 639-4650. Thank you.

3 CHAIRMAN MALCHESKY: Thank you.

4 MR. GALLOWAY: Debra, your enthusiasm is contagious.

5 MS. ESKER: A lot to be excited about.

6 MR. GALLOWAY: All right.

7 CHAIRMAN MALCHESKY: Concord law enforcement report.

8 LIEUTENANT REED: Okay, everybody, no ice cream
9 nachos here. You really have to change this lineup. She needs
10 to start battling cleanup, not the Sheriff's Office here.

11 All right. Calls for service in May, we had 1,606 of
12 them. Injury accident wise, we had two; property damage
13 accidents, 30. Arrest wise, we had an adult male arrest for
14 domestic violence, an adult male arrest for OVI, an adult
15 female arrest for disorderly conduct, a juvenile male arrest
16 for domestic violence, an adult female arrest for OVI, and
17 another adult male arrested for OVI. Sixty-three alarm drops
18 were handled; business checks, 226 of them; crime prevention
19 cards, 238; citations issued would be 88; 205 warnings, driving
20 warnings issued; driving under suspension, we had five of those
21 total; operating a vehicle while intoxicated, three total.

22 Under new investigations, we had an assault on Teal
23 Cove; a burglary on Johnnycake Ridge; a drugs case on Auburn
24 Road, another drugs case on Auburn Road and another drugs case
25 on Auburn Road, and I think those might have all been at Auburn
26 Career Center; sex offense, we had one of those on Concord-
27 Hambden Road and we also had one on Auburn Road. Theft wise,
28 there was a theft on Coleridge, a theft on Marlo Drive, a theft
29 on Rolling Acres, a theft on Augusta Lane, one on Hoose Road, a
30 theft on Sittingbourne Drive, a theft on Danvers Drive, a theft

1 on Concord-Hambden Road, a theft on Johnnycake Ridge, a theft
2 on Auburn Road, and a theft on Johnnycake Ridge again, another
3 one.

4 Threats complaints, we had one on Auburn Road and one
5 on Jennifer Court. We had a vandalism on Auburn Road and a
6 stolen vehicle that we handled on Hoose Road.

7 A couple things to pass on. It is getting real nice
8 out. People are leaving their garage doors opened and unlocked
9 and cars unlocked. Take a few minutes to lock up your garages,
10 lock up your cars and keep your significant valuables out of
11 your cars and it will be less chance of getting up in the
12 morning and finding them gone.

13 The other thing that I have to pass on, everybody is
14 aware that we've had four young deaths in Geauga County here
15 next door and, probably, mostly in part to distracted driving,
16 I am guessing. Take a minute to put your seat belts on and
17 also pay attention to your surroundings and put the phone down
18 and get to where you need to go safely. That's all I have.

19 CHAIRMAN MALCHESKY: Thank you very much. Appreciate
20 it.

21 Audience portion.

22 MR. PATTERSON: Am I the only one here? Before --
23 Good evening. Before I start, I wanted to come here --

24 MR. GALLOWAY: Name and address.

25 MR. PATTERSON: Oh, I am sorry. Bob Patterson,
26 10940 Girdled Road, Concord Township.

27 Before I start, I wanted to come here and publicly
28 apologize to the Trustees for an email I sent out yesterday
29 after the zoning meeting. There was no excuse for that
30 unprofessional behavior. And by coming here tonight, publicly

1 saying it on TV, I hope the message gets to anyone that got a
2 copy of it.

3 I felt somewhat betrayed because, over the last eight
4 years, not one of you mentioned high-density housing to me, so
5 I just went -- I just got a little bit upset. The reason --
6 And I hope you accept my apology.

7 CHAIRMAN MALCHESKY: We do.

8 MR. GALLOWAY: Absolutely.

9 MR. PATTERSON: Thank you.

10 I come here tonight because, being a former trustee,
11 a lot of people are talking to me about this zoning. Okay? I
12 am not here to try and pick it apart or criticize it or
13 anything like that. I am here to ask you, respectfully, to
14 withdraw the zoning until you can have a conversation with the
15 township. I know you've had public hearings and I know the
16 zoning, obviously, is a public hearing. I know this will be a
17 public hearing.

18 But it's going, in all due respect, it's going too
19 fast for a lot of people who didn't know anything about it. I
20 didn't know anything about it. I saw the things in the, you
21 know, in the brochures but I didn't have the details that
22 Heather had last night for the Zoning Commission, you know,
23 like the water park and the moving of the civic center, the
24 city, you know, the Community Center.

25 So with that kind of shock to most of the people in
26 the community -- because the people I talked to, they didn't
27 know about it either. We had word of mouth spread and just got
28 like 20 or 30 people here at the last minute, but there are a
29 lot more people interested in discussing this.

30 And here is the crux of the matter. The high density

1 zoning is -- it's always been a nemesis for Concord. I mean,
2 when I was trustee, we had arguments and fights every, every
3 month, every week almost. Connie knows that. She sat next to
4 me.

5 So somehow or another, what I request is that, with a
6 conversation with the public, you know, just have a, you know,
7 regular conversation about what it is and why you are doing it,
8 maybe people would accept it easier.

9 On another subject, just looking at the high-density
10 housing, the first thing that came to my mind was the financial
11 impact. When I was trustee, we had the 2001 study done in, I
12 think it was, Madison where it showed for every dollar of
13 revenue, there was \$2.25 of -- for every dollar of individual
14 property owner revenue, you needed another \$2.25 from business,
15 from restaurants, hotels to offset the cost that that density
16 brought. Like, you know, some of the old parts of Concord are
17 fairly dense. Some of the semi rural areas, like where I live,
18 aren't dense at all, you know. You drive by and you don't have
19 any extra plowing or anything else.

20 So the thing that some people were talking to me
21 about is maybe this is going to require us to have another fire
22 station, you know. What's that going to do to the budget? So
23 it all gets back to the money. My personal feeling is, I read
24 your -- the Comprehensive Plan. My personal feeling is, you
25 had a picture of Hudson in there and everything and how it
26 compared to Hudson. I knew where Hudson was when I came here.
27 I didn't want to go and live in Hudson. I wanted to live in
28 Concord because it was semi rural, and your plan changes that
29 drastically for all of us. I've been here 36 years. It
30 changes Concord drastically and it pushes us down the road to

1 possibly having to be incorporated so we can levy an income tax
2 on people to, you know, pay for the overhead and the costs.

3 So I just, you know, I just basically respectfully
4 ask that you just slow things down a little bit. I mean,
5 people are reasonable. If you've got, you know, got a
6 reasonable argument, let them, you know, let them hear your
7 other side because, in the zoning meeting last night, it was
8 tabled. We didn't discuss anything, which is fine, you know.
9 Some property owners didn't want it to go forward.

10 I put together a little -- Dan Troy made a comment in
11 the paper about a month ago when the department that does all
12 the investigation for crime -- What the heck is that called?
13 They wanted a big tax increase.

14 MR. GALLOWAY: The crime lab?

15 MR. PATTERSON: Crime lab, yeah. Coulson was asking
16 for a tax increase and Dan had an interesting observation. You
17 know, I think it was only like a small 3/10s of a percent or
18 something. I'm not sure. He said something that really caught
19 my eye. He said, "I can't foresee the future where we keep
20 raising taxes all the time." He says, "At some point, we are
21 going to reach a level of equilibrium or a level of resistance
22 from people."

23 Some of you might remember when we had the recession
24 and we didn't have any revenue coming in. We had to cut back
25 or we had to freeze programs. So those days are gone, I hope.
26 I hope we will never see them again. But I put together a
27 little thing here that you might be interested in. It shows
28 the effects of a Concord Township tax relief fund and let me
29 just give you computations here. I did -- This is just a
30 theoretical discussion of what could happen. They stick

1 together. I think I only made three.

2 MS. DAWSON: I will share. That's okay. We'll
3 share.

4 MR. PATTERSON: This is really based on Troy. And
5 let's back up a minute. Let's say you guys agree with what I
6 am saying and you don't go ahead with the development at
7 Capital Road. You don't, you don't do anything there. You
8 take the money coming in from the JEDD and you put it into a
9 special fund. That fund, if you put \$2 million a year in,
10 within 10 years you will have \$22,900,000, based on a minor 3
11 percent return. The 30-year bond is actually a little bit
12 higher than 3 percent. But at the end of 40 years, you would
13 have \$150 million, enough to generate enough money for the
14 township to work without going to the people for taxes.

15 Now, another town, another town right near us,
16 Kirtland Hills, does this. They have a huge fund that pays
17 their operating expenses. I asked some of the people there how
18 they got it. Well, they got it from retirees and they got it
19 from, you know, the wealth that was created.

20 MR. GALLOWAY: It was estate tax. It was largely
21 earned by estate tax.

22 MR. PATTERSON: Estate tax.

23 MR. GALLOWAY: Which is now gone.

24 MR. PATTERSON: Yeah. But they -- But the fund now
25 is still producing and they invested and everything.
26 Personally, my wife and I were talking. We have a trust we're
27 creating and we were planning on leaving a large portion of our
28 estate to Concord because we don't have any children. This
29 fund could be set up to collect estate proceeds from families
30 that want to donate.

1 So what you see here might be small. I remember when
2 I was a trustee, we had \$400,000 come in in one year, \$800,000
3 in another year. If you stick it in this fund, you can do no
4 wrong. You can just make money, mint money.

5 And at the same time, if you leave the zoning the way
6 it is right now, let commercial and let industrial move in
7 there. Don't worry about the housing, you know. Why alienate
8 half of Concord for a housing program? Let it go. You know,
9 look at the money you can make just by putting this in the
10 fund. So that's my recommendation. And I know it's, I know
11 it's wild.

12 I know, when I was trustee, we had about \$2 million
13 we put into -- What did we call it, Connie, an emergency fund?
14 We put half a percent into an emergency fund. And, obviously,
15 there were a lot of emergencies in 2008 after I left. So think
16 about it. You can do no wrong saving money. Even if you can't
17 reach the \$150 million level in 40 years, you are still going
18 to have an awful lot of money there and, if you have a real
19 problem, you can fall back on it.

20 In the meantime, that area over on Capital Parkway,
21 that can grow but let it grow itself. Let it just -- Let the
22 businesses come in there and let them do their thing. Why
23 bring a lot of people in there? It's really, from my humble
24 point of view, it's not necessary.

25 And that's all I just wanted to throw out to you. I
26 appreciate it. Thank you for accepting my apology. I will not
27 do that again. Do you have any questions or anything?

28 MR. GALLOWAY: No. Several things. One, thank you
29 for coming here and the apology. That is -- That means a lot
30 to me. And I guess my comment is, I like this, your coming to

1 us and saying, "I have some thoughts and ideas." We like that.
2 We like this dialogue. That is always far more productive.
3 And we're always happy to have discussions about -- because
4 these are discussions that we constantly have, we have twice a
5 year in our strategic planning meetings, we have, you know, on
6 an ongoing basis as a Board, we have, you know -- And things
7 that we've been working on now in our 12th year is on a lot of
8 these things that -- Some of the things you point out, that you
9 brought up tonight, I agree with. The Madison study, for
10 example, that's a great example. I am always talking about
11 that with Paul about roads are, roads are a Ponzi scheme.

12 CHAIRMAN MALCHESKY: Ponzi scheme.

13 MR. GALLOWAY: You know, you build more roads in a
14 township with a new development and you are using the new taxes
15 from the new development to fix the roads in the old
16 development. And what happens when you no longer have new
17 places to put new development, you know? What you end up is,
18 you end up as Wickliffe -- or Willowick, okay, no commercial
19 development, tons of infrastructure and no ability to have a
20 balance in terms of your, in terms of your revenue sources.
21 And so that's the reason why Willowick has the highest property
22 taxes in the county.

23 MR. PATTERSON: There's a lot to add into that.
24 You've got right now, I am guessing, about 60 percent on a
25 fixed income in Concord Township and our taxes are going -- You
26 know, 4.9 mill levy for Riverside is going to add almost \$2,000
27 to my tax bill.

28 MR. GALLOWAY: Well, yeah, a lot. And we had a bond
29 issue the fall before and Lakeland had a massive issue.

30 MR. PATTERSON: What I worry about is what happened

1 to Shaker Heights might happen here where you have beautiful
2 homes that just are now run down. People can't afford the
3 taxes. And the school system might be good at one -- might
4 have been good at one time but now --

5 CHAIRMAN MALCHESKY: Let me add -- And, again, thank
6 you for your apology. But the concern I have -- And you hit
7 the mark on the head with regards to Lake County. Lake County
8 has been this stable bubble my entire life that doesn't get too
9 high, doesn't get too low, it's stable, secure, which is good.
10 But on the other hand, it is getting older. Just as much as
11 Concord Township is aging, the rest of Lake County is aging.
12 And it's right to put a pedal on, you know, your foot on the
13 pedal and move this county and the township forward.

14 Now, I don't think what was proposed or the zoning
15 issues that are coming up, to me, are not, are not housing but
16 they're a mixed use development. It is an economic engine that
17 we are trying to promote. It's something that I have talked
18 about it, we have done studies on it, six, seven, the
19 countywide seven. Those discussions are, are appropriate to
20 have. We have been having them. I will continue to have them.

21 But it is what I think is necessary, a mixed use
22 development, I think, is what is necessary to start moving the
23 county or -- the county, as well as the township into this, you
24 know, a younger township. I think it's necessary for that
25 growth. I think it's necessary for sustainability. I think
26 it's necessary to, to, you know, maintain your level of
27 services without increasing, you know, your taxes or, better
28 yet, to grow in services that, you know, that does not require
29 additional taxes. And I say grow in services, you know,
30 continue to make better roads, continue to have superior fire

1 services, continue to have stable sheriff's protection.

2 So, so the same goal is in mind, I think, with
3 everybody. And I always talk about the debates that don't
4 happen in, in Congress where, you know, everybody is kind of
5 talking around each other but nobody really agrees to what are
6 the same facts and what are the same problems and what are the,
7 you know, the possible solutions to get you there.

8 It's been something that we've worked on for 12
9 years. All I can say is that when we did this road project --
10 and all this is in conjunction with our road project on 44 and
11 Crile and Auburn -- the road project was approved for safety
12 reasons by the Strickland administration and ODOT, and it was
13 funded by the Kasich administration for economic development in
14 that area. And so the purpose of what our desire is to, to
15 address that corridor over there that was supposed to be talked
16 about last night was for economic development, for
17 sustainability, for all those things that are mentioned inside
18 that plan.

19 And, you know, the debate that will happen at the
20 Zoning Department or the Zoning Commission and the debate that
21 will happen with the Trustees and the debate will happen, you
22 know, among residents is, you know, whether or not it promotes
23 it.

24 The thought of having an overlay district, I think,
25 is because the township is a township and it lacks certain
26 controls as municipalities do. And there is no desire for this
27 township ever to, you know, cease being a township. The
28 overlay district purpose was so that you have more control over
29 an area that you generally lack control over, and the controls
30 are, are aesthetics and traffic control. And I say aesthetic

1 in the type of material they're using and what it looks like
2 and what those things are.

3 And I think that the Hudson First & Main would add a
4 special feature to Concord Township, just like, you know, a
5 little bit of a Chagrin Falls would add a special feature to
6 Concord Township. There is still a question whether or not a
7 developer would ever do that. But you -- We, you know, and a
8 township having very little tools and promoting sustainable
9 development would always like to add a tool.

10 So that's, you know, my initial thoughts on those
11 things. And I don't want to say initial thoughts. Those are
12 thoughts that I've, kind of, been developing over the last, you
13 know, 12 years on those things. I thought that the
14 Comprehensive Plan of 2015, I think, illustrates -- and you've
15 got to start on page 19 and go for the next ten or so pages --
16 that kind of talk about not only the concerns that you raised,
17 Bob, but the remedies that are available to us in, in trying to
18 address those issues.

19 MR. PATTERSON: But the problem I see is that you've
20 got one group over here that aren't too concerned about what
21 you just articulated.

22 CHAIRMAN MALCHESKY: Sure.

23 MR. PATTERSON: And it's like, it's like a shock to
24 their system. I mean, these people were livid and it got, you
25 know, it got me going, too, when I got home and stuff. But I
26 understand where you are coming from. I understand what you
27 are trying to do. It's just tough to swallow. I've been here
28 31 years. Connie has been here a heck of a lot longer. And,
29 boy, was that a change. When I saw that, I thought, "Oh, my
30 God."

1 MR. GALLOWAY: All right. So real quick, I would say
2 that hearing what you're talking about and what you have showed
3 us, I think that you're, what you're looking for for Concord in
4 terms of long-term sustainability and the health of this
5 community and keeping our tax burden lower and making sure our
6 services are effective and cost effective is the exact same
7 finality that we're interested in.

8 Now, I think we are looking at it from a different
9 angle but I think our outcome that we're both looking for is
10 the same final outcome, which is a Concord that is prosperous,
11 is -- has a quality, you know, fabric, be it semi rural or
12 quality of life. People, you know, we want to make sure that
13 Concord is a successful, sustainable community long term, long
14 after, you know, we're all long gone and somebody else is
15 sitting in these seats. It's -- And I think that's the
16 commonality between your perspective and our perspective.

17 The tax relief fund is a -- it's an interesting idea.
18 I'll tell you, we don't get \$2 million. We get \$600,000 and
19 change to the township, so we have got a little bit of -- a
20 little ways to go but I get your concept.

21 MR. PATTERSON: I want to give you an incentive.

22 MR. GALLOWAY: Right, right. Well, but here's the
23 thing. Now, you just talked about incentive. And that's a lot
24 of what we're focused on, which is -- You remember when the
25 hospital came in. You were a trustee when they announced they
26 were going to do that. Then they built the hospital. What was
27 the thing that a lot of people assumed would happen?

28 MR. PATTERSON: Traffic.

29 MR. GALLOWAY: Well, okay. But I mean behind
30 traffic, beyond traffic, there was a lot of talk about we're

1 going to get all these office buildings and there is going to
2 be all this development and all this new stuff going on. And
3 what didn't happen? None of it.

4 MR. PATTERSON: Well, you got some of it, assisted
5 living popping in here.

6 MR. GALLOWAY: Well, and that --

7 MR. PATTERSON: It took a while.

8 MR. GALLOWAY: And that took a long time. And I'll
9 tell you, and back to your point about how we managed the
10 growth, is that we've had a lot of projects brought to us
11 through the years and especially even during the economic
12 downturn in '07, '08, '09 and '10. I mean, you had a lot of
13 communities that would grab any project and say yes to anything
14 because they were desperate to, you know. But because of good
15 financial planning and conservative budgeting from previous
16 Boards and continued by this Board, we weren't in a position
17 where we had to do those, you know, say yes to crazy projects
18 and we rejected a lot of them.

19 CHAIRMAN MALCHESKY: Yes, you did.

20 MR. GALLOWAY: And part of that was saying to
21 ourselves, back to how do we create that -- How do we create
22 that revenue stream? How do we create that, taking that
23 corridor that's our only commercial corridor, it's been zoned
24 and planned for as such since 1968? You go back to the
25 original comprehensive plans in 1968, the Trustees then wanted
26 to build a Ford plant there. That was their vision.

27 CHAIRMAN MALCHESKY: Sure.

28 MR. PATTERSON: I didn't know that.

29 MR. GALLOWAY: Okay. So it's been our commercial
30 corridor forever as a community. So what we've done is said,

1 okay, how can we make sure that, as a commercial corridor, it
2 does several things: One, it provides services that our
3 residents are looking for? We get calls and people, you know,
4 they will talk to you at barbecues and, "Why can't we get this?
5 Or why don't we have that? Why do I gotta go to Chardon to get
6 this?" You know, we get it all the time. You remember, you
7 got it all the time.

8 CHAIRMAN MALCHESKY: Tailer, you know, services like
9 that.

10 MR. GALLOWAY: I mean, the irony is the top two
11 things in my 12 years I've been asked for is for -- The top two
12 things people ask for was a Starbucks and a drug store.

13 MR. PATTERSON: You got them.

14 MR. GALLOWAY: Well, we got the Starbucks. Took us
15 six years to get that done but we did it.

16 MR. PATTERSON: Isn't there a RiteAid going in?

17 CHAIRMAN MALCHESKY: Drug Mart.

18 MS. LUHTA: Drug Mart.

19 MR. GALLOWAY: And then, and then we have Drug Mart,
20 that project is starting, and we spent about six years talking
21 to them about bringing them in.

22 CHAIRMAN MALCHESKY: And we preserved them to be on
23 Crile Road so that that Crile Road will naturally fill in and
24 we can concentrate on this corridor that we are talking about,
25 which is --

26 MR. GALLOWAY: So that's, that's some of the services
27 type of stuff that residents are always asking for because
28 people will say, "I love Concord. I love this community. And
29 why can't I have just certain things?" You know, they go,
30 "Listen, if I want to go to Home Depot, fine, I'll go to

1 Mentor, you know. We don't want that in Concord." And this
2 Board doesn't want that kind of -- that stuff. But people will
3 say, "Why can't we get a drug store," or, "Why can't we get
4 this service," small conveniences that we need to service the
5 community and that's been one of our focuses.

6 And I'll tell you, it's been a long, tiresome process
7 in churning that and getting some of these things moving, and a
8 lot of groundwork and a lot of legwork and a lot of meetings
9 with a lot of people to try to move that ball. Part of that,
10 though, is then beyond those services is, okay, how do we make
11 the corridor -- how do we maximize that? And, you know, we put
12 together the JEDD for several reasons. One, the JEDD was
13 created for building the road because we knew that we needed a
14 revenue stream in order to develop the road and put that
15 interchange in. And that was a fight with ODOT initially but
16 we put the JEDD together and we created a revenue stream so
17 that we could pay for that road without having to go back to
18 our property owners, our tax -- and say, "We need to raise your
19 taxes to pay for X or Y." We weren't going to do that.

20 So we put that in place for that purpose. But we
21 also put that JEDD in place so that, knowing in our minds,
22 costs never go down, whether it's for fire services, asphalt,
23 diesel in the trucks, plowing. I mean, they just -- they never
24 go down in terms of no matter what you are doing. The costs
25 are constantly going up.

26 And back to that comment about Willowick. You know,
27 our thought process was, well, how do we make sure that Concord
28 has that balance in revenue and has that ability to thrive and
29 prosper with other revenue streams? Well, the JEDD can provide
30 some relief there long term. But what we have to do is we have

1 to do some smart planning, some smart economic development
2 activity in that corridor to make sure that it's vibrant and
3 sustainable.

4 So there is a lot of these moving parts to all this.
5 We developed, ten years ago, the idea of this town center mixed
6 use concept, and it does several things. Yes, there is --
7 There is services for residents. There is an opportunity for
8 business development. Bringing in businesses is a part of
9 that. There is some retail component to that. There is some,
10 you know, whether you want to call it shopping, entertainment,
11 whatever, but on a smaller scale. I mean, we are not talking
12 crazy stuff like Crocker Park or anything like that. The great
13 example we've always used is the First & Main project in
14 Hudson.

15 And so over time, we've been developing that, that
16 vision with our planning department, with the county, with, you
17 know, at times, consultants, experts and developing a plan of,
18 okay, if we wanted to create a place, a sense of place and we
19 wanted to create a focal point in the corridor that can help be
20 that driver for this economic development, you know, how do we
21 go about doing that?

22 And part of that, too, is when you go and you sit
23 down with companies, as I have, and you talk to them about, you
24 know, what are the things you are looking for when you
25 relocate, the old days of companies going, "Ah, we just," you
26 know, they're happy to, you know, "Give us no property taxes
27 and put us in the middle of a corn field," I mean, those are
28 long gone. The best example I can give is, you know, the
29 process like what American Greetings went through when they
30 left Brooklyn, you know.

1 Companies now are looking for -- They want to be in a
2 place where, yes, there is accessibility on interstates, but
3 they also want to be where there is places, there's services
4 and there is a community around their employees to use and for
5 their, you know, when they bring in clients and things of that
6 nature. There is a real drive that companies want to be in
7 these types of environments.

8 We also know that millennials, the future, the
9 largest generation now in our population, they want to live in
10 those types of environments, more, more urban type environments
11 where there is more focus on experience and place. And so we
12 put that together and we say, how is Concord going to be -- how
13 can we service our current residents? How can we focus on this
14 business development? And what are the things that we can do
15 to move that along?

16 And so what you see is we have developed this town
17 center concept. And one tiny little piece of that is that it
18 went through -- and everyone is going to get to talk about it
19 and have input -- was, as part of a mixed use development, you
20 know, there is a component that is liveability and housing.
21 The part that -- And what I would stress on that is that there
22 is, A, nothing concrete. You know, we aren't shoveling
23 anything, any dirt. We are not building anything. It's, we
24 are setting a table and saying we are putting this tool in our
25 zoning toolbox so that it -- And the idea of an overlay
26 district -- I always want to call it layover.

27 CHAIRMAN MALCHESKY: I know.

28 MR. GALLOWAY: -- an overlay district is that we can
29 sit down with developers and we can sit down with these
30 business interests and say, "If you want to do something of

1 this nature, we have set up parameters that we're willing to
2 listen. But at the end of the day, the Township will be the
3 ones that will get to review what you're presenting to us and
4 we will be the deciders of whether it's viable or not."

5 And so it allows us to be able to say to someone
6 that, say, might want to do something like the First & Main in
7 Hudson, which included a small amount of housing component --

8 CHAIRMAN MALCHESKY: There is like 16 units there.

9 MR. GALLOWAY: And they're going to do more, from
10 what I understand.

11 CHAIRMAN MALCHESKY: Yeah. And those are all --

12 MR. GALLOWAY: But that's not our main focus. Our
13 main focus is the commercial that revolves around that. And,
14 and sometimes in this new -- in this process is that there are,
15 there is an opportunity to, you know, if you build, you know --
16 Think of your downtown. You have stores and retail and offices
17 and then, on the second floor, you can have condos and offices
18 or livability. We're not talking cheap stuff, we're talking
19 expensive, high end stuff.

20 And I don't know that that will or will not happen.
21 But what I am saying is, is as a, you know -- to the business
22 community is, listen, we are willing, as Concord is, to figure
23 out a way to structure something that, if there is a project
24 that works and makes sense for this community, we're set up to
25 be able to work that out with you.

26 MR. PATTERSON: But did you contact Legacy Village
27 and find out what their, you know, if they could have another
28 Legacy Village over here? That's all stores and restaurants,
29 exactly what you want, and no high density housing.

30 MR. GALLOWAY: We have actually met with First

1 Interstate. Now, the difference --

2 CHAIRMAN MALCHESKY: Legacy is adding, actually,
3 residential to it now.

4 MR. PATTERSON: Legacy?

5 MR. GALLOWAY: They are, yeah.

6 CHAIRMAN MALCHESKY: Yeah. That's not what their --

7 MR. GALLOWAY: Obviously, they just built the hotel.

8 MR. PATTERSON: The hotel, yeah.

9 MR. GALLOWAY: But we -- It's, it's a complex
10 formula. And I will tell you, over the last, you know, for ten
11 years as we've slowly been working away at this diligently,
12 looking at zoning, looking at economic development, you know,
13 meeting with folks, it's been an education process. And I know
14 you talk about this all just came on so fast, and I understand
15 some of that is perception.

16 MR. PATTERSON: Well, if you weren't going to the
17 meetings all the time --

18 MR. GALLOWAY: Right, and I understand that. I mean,
19 not everybody goes to every meeting every -- I will tell you
20 that I presented the Town Center Plan to Quail Hollow
21 homeowners' association. I have talked about it. I have met
22 in front of the Mentor Chamber of Commerce, in front of 300
23 people, who included Mentor residents, to talk about this
24 project. I've talked about it in front of the Painesville
25 Chamber of Commerce. I, a month and a half ago, I met and gave
26 it to the luncheon in front of the Lake County Development
27 Council. And just last night while the Zoning Commission
28 meeting was going on, I was at an event with Commissioner Jerry
29 Cirino, who was standing in front of a packed room at LaMalfa
30 telling the room all these great things that Concord Township

1 is doing for economic document in Lake County and making sure
2 that we keep millennials and keep our people here. And that's
3 neither here nor there.

4 So I guess what I -- Just so you understand, from my
5 perspective, when some says to me, you know, which kind of
6 happened on those emails, like, we can't -- where did this come
7 from, and it's like, from our perspective, we've been working
8 on this for ten years. We've been talking about this for ten
9 years. We did zoning, we were talking about it. We did
10 planning, we've been talking about it. We've done, you know,
11 strategic planning meetings, we've been talking about it.
12 We've talked about it at public meetings. And, yes, what's
13 happening is now we are now getting from the ether to the --
14 now we're actually getting into hard conceptual design
15 standards.

16 And I think what triggered all this, you know, from
17 the Planning Commission meeting, is my guess, when they
18 reviewed this, is that the one component of the layover --
19 overlay district.

20 CHAIRMAN MALCHESKY: Overlay.

21 MR. GALLOWAY: That revolved around the idea of
22 housing. And I think some people took that and said, "Oh, my
23 God, they're going to build all these, you know, apartments all
24 over the place." No, nobody, nobody is change -- We are not
25 actually changing the underlying zoning. Nobody is looking to
26 build apartments. The Board of Trustees has not come in and
27 said, "Oh, my God. You know, I have a great idea. Let's just
28 build tons of, tons of apartments." Let me look at the camera.
29 No, we're not. That's not what we're -- No one is looking to
30 do that. And I would be the first to tell you, absolutely not,

1 over my dead body.

2 For us, it's about that sustainability. We have, we
3 have a lot of conversations in this community. One of the
4 conversations I will tell you I have all the time is with folks
5 who are in their late 50s. You know, the average age of
6 Concord residents is 54. We are getting old. We're getting
7 old fast in this township, really fast. And, honestly, it's --

8 MR. PATTERSON: Is that right, Connie?

9 MR. GALLOWAY: And I'll tell you and here is the
10 thing, and this is the big picture stuff, that's a problem. I
11 mean, it's a problem for us on two fronts. One, we have a lot
12 of big houses that people want to leave in this township. We
13 have got a lot of people on one acre or even half acre.
14 They've got 4,000 up square foot houses. And they say to me,
15 "I want to sell my house in the next few years. I want to stay
16 in Concord but I have nowhere to go." These are boomers. "I
17 have to leave Concord because what I want doesn't exist in this
18 township."

19 So we brought, you know, we brought a consultant in
20 and had them analyze this and they said, yeah, in fact, there
21 is not that housing stock in Concord and there is almost none
22 of it in Lake County, which is why Lake County's population, as
23 a whole, is starting to shrink. That's why Mentor is starting
24 to lose population. Concord, if we weren't building 95 new
25 houses a year in new developments, our population would be
26 shrinking and getting older at the same time.

27 So we have systemic concerns on our trajectory, our
28 trend. You know, you're a finance guy. You know trend lines,
29 right? You know there are certain things that are sustainable
30 and certain things that aren't. And so we're looking at it and

1 we're going, we are getting older. And I've got other bad
2 news. It's not Concord but this community as a whole in Lake
3 County, not only are we getting older, we're getting poorer,
4 and those are bad trends.

5 So we're looking at it and we're going, what do we
6 need to do in our little part? Can't control the county, can't
7 control what Cleveland does, you know. But what are we going
8 to do to make sure Concord is a place that people want to come
9 to, millennials want to be here, they want to live here? And
10 even more importantly, our folks that live here now, our
11 boomers -- I am 44. Paul is 44. We are not far away from
12 being that next group that wants to downsize.

13 CHAIRMAN MALCHESKY: I would remind you, too, of the
14 kids that are, you know --

15 MR. GALLOWAY: Our schools, our school district is
16 losing kids.

17 CHAIRMAN MALCHESKY: Heartbreaking. But what I am
18 talking about, you know, the younger or a little bit older
19 ones, the ones that graduated college and they decide to live
20 in, you know, Willoughby or downtown Cleveland in lieu, in lieu
21 of living here because there is not a market for them, not that
22 we have to be that market for them but it's a problem for Lake
23 County as a whole.

24 MR. GALLOWAY: So what we struggle with all the time
25 is, what's that sustainability? How do we keep our people that
26 want to stay here here? And how do we get new people,
27 millennials, to want to be in Concord and to thrive here and to
28 bring their businesses here and to, you know, and to have that
29 so that Concord remains a destination that people want to live
30 at and contribute.

1 So that's all going into this mix of what we're
2 trying to do. And some of that -- I don't know yet -- may
3 include some limited housing components within the commercial
4 district because there are some people that do want to, they
5 want to live there. I've had -- I've talked to people about
6 this in this community and I've had people say to me, "Can we
7 get this tomorrow, you know, because I want to sell my house?"

8 So you're right about this. You are right about one
9 thing, Bob, and that is this, that there needs to be a --
10 beyond us putting our nose to the grindstone and sitting here
11 and working away, working away, working away, we need to have
12 this discussion because there are varying opinions out there
13 and there are residents that want different things, whether
14 they want a Starbucks or they want, you know -- I talked to a
15 guy that goes, "I hate that damn Starbucks," you know. I talk
16 to ten other people and they love it there.

17 MR. PATTERSON: Don't say I that on TV.

18 MR. GALLOWAY: So there is always, you know, the vast
19 majority love Starbucks. But it's, it's -- I guess I come back
20 to, again, the fact that you and I, I think, are looking at the
21 same end result. Maybe our idea of what that ends up looking
22 like, exactly, at the end is a little different or maybe the
23 path there but we're both looking at the same thing, which is,
24 how do I keep my costs down?

25 So here's the thing, get a good commercial district
26 going in that corridor. We bring in businesses, they're in the
27 JEDD, they're feeding revenue, they're doing what you're
28 talking about here. And I would like to talk to you more about
29 this concept as we finish up the road project and paying that
30 off and we have these dollars and we're investing them, you

1 know, ways that we can do things like that.

2 MR. PATTERSON: When do you think you would be done
3 paying that road off? You owe \$2 million?

4 CHAIRMAN MALCHESKY: I think three years.

5 MR. GALLOWAY: I think three years. It will be a
6 little shorter than what we initially projected. So it's --
7 That's a thing that's in good shape.

8 I tell you, it's kind of -- It's ironic to me that
9 Dan Troy would talk about tax increases for a guy that, in 30
10 years, didn't ever not endorse a tax increase or approve them
11 as a commissioner or as a state rep, but that's neither here
12 nor there.

13 MR. PATTERSON: He was quoted.

14 MR. GALLOWAY: Yeah. I guess I am going to chuckle
15 at the irony of that. But, anyway, I think there is -- I guess
16 what I am saying is I think there is a lot of commonality. And
17 I think that, one, we are committed to increasing that
18 communication on what -- so that no one feels like they don't
19 know what's going on, A, because I know that when we do give
20 these presentations to groups, homeowners' associations, the
21 response that I have gotten in the last few years from people
22 has been overwhelmingly positive.

23 MR. PATTERSON: You got a lot of criticism because
24 you didn't put it in the Grapevine. The Grapevine came out a
25 week or two before and that might have, might have been able
26 to --

27 CHAIRMAN MALCHESKY: The only thing I can think of
28 and I guess --

29 MR. GALLOWAY: Here is the thing, we never put Zoning
30 Commission hearing stuff in the Grapevine. We never have. We

1 have never used the Grapevine as a, "Hey, the Zoning Commission
2 is having a hearing on this text amendment or that text
3 amendment," you know.

4 MR. PATTERSON: You know, this is a little bit
5 different than a zoning change. This is a Concord change.

6 CHAIRMAN MALCHESKY: Yeah, but I don't, I don't know
7 if I've ever --

8 MR. GALLOWAY: This isn't as extensive as you think
9 it is. That's my, that's my point.

10 CHAIRMAN MALCHESKY: I don't think I've ever --

11 MR. GALLOWAY: You're talking about an overlay
12 district in a commercial corridor in a limited footprint. It's
13 not, it's not a township wide thing. There is nobody watching
14 on TV right now --

15 MR. PATTERSON: But it will affect the entire
16 township. If you get a lot of people over there in that area,
17 it's going to change the facade of Concord. People don't think
18 in economic terms. I am a financial analyst. Yeah, I do. But
19 people think, "Oh, not in my back yard." I heard that forever.

20 CHAIRMAN MALCHESKY: Except it's not --

21 MR. GALLOWAY: Except that's not in anybody's back
22 yard.

23 MS. LUHTA: It's not in anybody's back yard.

24 CHAIRMAN MALCHESKY: That, when you really pay
25 attention, it wasn't in anybody's back yard.

26 MR. GALLOWAY: Honestly.

27 CHAIRMAN MALCHESKY: I guess what amazes me is that I
28 have -- we have sat around and talked about the road and the
29 road project always correlating to a mixed use development in
30 that area. It went -- It goes hand in hand and has been going

1 hand in hand. We had a long discussion about it in 2006. In
2 fact, today is the 7th?

3 MS. LUHTA: Uh-huh.

4 CHAIRMAN MALCHESKY: Exactly 11 years ago today, a
5 long discussion about it, a long discussion about it. And I
6 will tell you somebody who was in support of it was Mrs. Pesec,
7 specifically, very, you know, similar and used the example of
8 First & Main in Hudson.

9 So, so -- And then from then on, from there on, we
10 went to, you know, Lake County Economic Development Strategy
11 Council -- and I was involved in that -- and we talked about
12 that, you know, for different areas of Lake County and what
13 will be the growth of the future and sustaining economic
14 development in the areas? And that was, that was a huge
15 discussion.

16 So I agree in that. I will, you know -- But under
17 what medium or continued mediums are we supposed to go ahead
18 and still have those discussions? And I will still have them
19 but it seems like I always talk about it. And I can tell you
20 it was like this, I would grab people off football fields or,
21 you know, the courts and say, "Well, let me take you over here
22 and let me show you. Here is where the roundabout is going to
23 be," because that was always a big question, "and here is how
24 we have this and look at these roads."

25 And then you take, you know, if you look, Capital
26 Parkway, you haven't seen a more solid road, you know, built in
27 Concord in years and because it's underused and it's there but
28 it is -- Again, maybe I am wrong but I don't see that in
29 anybody's back yard and I don't see it as changing Concord but
30 just adding an extra feature to it.

1 MR. PATTERSON: Well, just, Paul, just by the
2 reaction I got from the people I talked to, it was one of shock
3 and awe.

4 MR. GALLOWAY: But I would also say that I think some
5 of that reaction that you got was, frankly, misinformed in the
6 sense that they were given a piece of information --

7 MR. PATTERSON: So delay --

8 MR. GALLOWAY: -- taken out of context.

9 MR. PATTERSON: Yeah, but delay the zoning and have
10 that conversation with the people of Concord. Delay the
11 zoning, don't ram it through.

12 MR. GALLOWAY: Well, obviously, the Planning
13 Commission, they tabled it but we're going to have that
14 conversation. The Planning Commission is going to have that
15 public hearing.

16 MR. PATTERSON: The impression everyone has is that
17 they were part of the Comprehensive Plan and they're the ones
18 that dreamed this up. The people I am referring to aren't part
19 of this and that's the problem. So if you bring them into the
20 conversation, you are going to do yourselves a big favor, a big
21 favor.

22 MS. LUHTA: Compared to Chris and Paul, I am a woman
23 of few words. First of all --

24 MR. GALLOWAY: That's why we love you.

25 MS. LUHTA: Is it?

26 MR. GALLOWAY: When she gives those, in those few
27 words, though, there are times when she can really put us in
28 our place.

29 MS. LUHTA: Okay. I want to thank you for your
30 apology, first of all.

1 Secondly, I want to say that the email that was sent
2 out riled up everybody because they said that there was a
3 possibility of 7,720 homes on 193 acres. That 193 acres is the
4 portion that we want to do for economic development, not
5 residential. But it riled up everybody because they could
6 picture only residential and that's why they all came last
7 night.

8 MR. PATTERSON: The thing Heather handed out, that
9 one of the people that was with me accidentally took, showed a
10 whole bunch of residential in that big acreage.

11 MS. LUHTA: But not that many, not that many units,
12 really.

13 MR. PATTERSON: Well, what she handed out to the
14 Zoning Commission doesn't agree with what you are saying,
15 Connie. That's why I am saying, have the conversation with the
16 people. Give them the right layout if that's the wrong layout.
17 I asked Heather to send me a copy but I didn't get it yet. She
18 said she was swamped today.

19 MS. LUHTA: She was, believe me.

20 MR. GALLOWAY: Yeah. She's getting ready for a
21 conference. We will make sure you get it.

22 MR. PATTERSON: You can do yourself no wrong by
23 bringing this conversation -- by delaying the zoning and
24 bringing this conversation to the people who are concerned. A
25 lot of people are concerned now. I will help you identify them
26 because they're calling me. We're all talking to each other.
27 And take an extra month and talk to these people and you're
28 done.

29 MR. GALLOWAY: I will meet with anybody at any time
30 and we will do it here. We will do it in public.

1 MR. PATTERSON: I would have a conversation in a
2 formal, televised basis.

3 MR. GALLOWAY: And we will have -- I will have -- and
4 anybody that wants to sit down with me one on one that wants to
5 go through stuff, I am happy to walk people through, always
6 have been. I only have -- I only have one other request of
7 you, no more blind copy emails. If you are going to send it
8 out to everybody, it's fine. I have no issue with a resident,
9 you know, a resident saying, "I want to communicate." Just --

10 MR. PATTERSON: A lot of people don't want their name
11 on there, that's why. But if you "reply all," doesn't it go
12 the blind copy, too?

13 MR. GALLOWAY: It doesn't.

14 MR. PATTERSON: It does. Yeah, it does.

15 MR. GALLOWAY: Does it?

16 MR. PATTERSON: Yeah, just "reply all."

17 MS. LUHTA: No.

18 CHAIRMAN MALCHESKY: Never been, not that I know of.

19 MR. PATTERSON: We will run a little test on it.

20 MR. GALLOWAY: I have people tell me all the time
21 that they see emails and they don't see our responses. So I
22 guess what I am saying is I just, I just -- I understand why
23 some people don't want their email address. I get it.

24 MR. PATTERSON: Yeah, that's a big issue.

25 MR. GALLOWAY: I understand all -- I get that
26 component. But the problem is that, if we're going to have a
27 communication via email, I need to be able to know that things
28 that we're saying and responding and all the rest are getting
29 to everybody.

30 MR. PATTERSON: I can give you the list and, when you

1 have your conversation, you can email these people.

2 MR. GALLOWAY: If you want to give me the list, I am
3 happy to bcc it as long as I know we're talking about the same
4 people. If people want to keep their emails confidential, I
5 will respect that. I just, I just don't -- I am never
6 comfortable with, you know, the idea of it's like a one-sided
7 conversation. That's all.

8 So if you want to give me the list and say,
9 "Galloway, keep this confidential," I will confidentially bcc
10 it myself as long as I know it's not like a one-way thing.
11 That's all.

12 MR. PATTERSON: But most of the time, I mean, almost
13 100 percent of the time I send your message to the blind copy
14 people if they didn't get it, so everybody should be on the
15 same page.

16 CHAIRMAN MALCHESKY: I don't know if it's important
17 except for the fact that, I guess, what I am taken off guard by
18 is that we have tweaked the zoning in this area, it seems to
19 me, almost every year for the last 11 or 12 years.

20 Is that correct, Kathy?

21 MS. MITCHELL: Maybe not every year but close.

22 MS. LUHTA: Almost.

23 CHAIRMAN MALCHESKY: It seems like --

24 MR. GALLOWAY: It's got to be at least a half dozen
25 times.

26 CHAIRMAN MALCHESKY: And we have restricted it
27 initially and, and controlled it as much, as much as we can.
28 And then as we became more privy and more knowledgeable about
29 what that area would look like and what it should be like, we
30 have opened it up for more uses. You know, again, the thought

1 of having an overlay district was for control and control of
2 what goes in there and control of some architectural review
3 that we did not, you know, we don't have under township law
4 except that, you know, this allows us to have that type of
5 tool. That's the purpose of it. That's the theory. That's
6 the logic of doing that and always, and always to make sure
7 that it's sustainable. We've got to make sure that we continue
8 to sustain Concord Township with that feature.

9 MR. GALLOWAY: Thank you.

10 CHAIRMAN MALCHESKY: Thanks.

11 MR. GALLOWAY: And I mean that sincerely. Thank you
12 for coming. I enjoyed this dialogue and I think it's helpful
13 to us.

14 MR. PATTERSON: It's always good when people talk and
15 get their differences out.

16 MR. GALLOWAY: There is nothing -- And I argue, I
17 argue with Paul sometimes. I tell you, my favorite topic is
18 Concord Township, so I am willing to talk about Concord
19 Township until I am blue in the face.

20 MR. PATTERSON: I am just trying to let you guys know
21 that there is a fire storm out there and that people don't
22 understand what you just told me tonight, and I would recommend
23 highly that you have this conversation with them before you do
24 anything else. You will, you will love the outcome if you can
25 convince them.

26 MR. GALLOWAY: I believe we can because I think we
27 have put a lot of thought into that process.

28 MR. PATTERSON: What you articulated tonight is
29 different than my take-away on that handout that Heather had.
30 I looked at it briefly. It did not look good.

1 MR. GALLOWAY: And I am not sure. I am not sure
2 exactly what it was. But, I mean, my guess is it's probably
3 something that was designed as a -- for the Board to look at.
4 I don't know. My guess is, whatever it is, it is out of
5 context and so that --

6 MR. PATTERSON: It was a colored plat. It had water
7 parks. It had the Community Center moving. And even one guy
8 today called me and said, "What the hell do we want to move the
9 Community Center for? It's fine over there." I don't know.
10 That's your sale, not mine.

11 MR. GALLOWAY: So here is what I will tell you.
12 Again, okay, so I think I know what you were looking at.

13 MR. PATTERSON: Oh, he said the Community Center
14 wouldn't fit in that type of commercial development. He
15 thought it would detract from the storefronts and everything
16 coming in. That was his point.

17 MR. GALLOWAY: So two things: One, I think I know,
18 kind of, what -- I don't know the document but I will find out,
19 and but guess is I think I know what you guys were looking at.
20 Purely conceptual.

21 MS. LUHTA: Yeah.

22 MR. PATTERSON: Okay. Well, see --

23 MS. LUHTA: That's it, yes.

24 MR. GALLOWAY: Purely a conceptual --

25 MR. PATTERSON: There you go.

26 MR. GALLOWAY: A visualization of what could be or
27 could not be.

28 MS. LUHTA: Right.

29 MR. GALLOWAY: Nothing that's either, A, under
30 contract, decided to do, committed to or otherwise.

1 MR. PATTERSON: You might want to revisit that
2 exhibit.

3 MR. GALLOWAY: Purely a conceptual concept. But here
4 is the other thing I will tell you, I don't know who it was but
5 they're wrong about placement and we have a whole lot of
6 analytics to back up why that's incorrect.

7 Now, I will tell you we, as part of always analyzing
8 all this stuff is, okay, if we were going to develop some sort
9 of a community center, a new community center -- And let me
10 just also say, because I know this got around, too, this idea
11 of that we are going to build a new Town Hall -- We are not
12 building a new Town Hall. The Town Hall is staying here. It
13 is not going anywhere, not building an administrative building,
14 nothing of the sort.

15 The idea of whether or not you build a new community
16 center within a mixed use development is one that would, at
17 least, be considered if it's something that worked. It would
18 have to work from a standpoint of affordability. I can point
19 to you a lot of examples of communities, à la Middleburg
20 Heights, that built these massive Taj Mahals that are just --

21 MR. PATTERSON: Try Solon.

22 MR. GALLOWAY: They're just, they're just massive
23 cash suckers.

24 CHAIRMAN MALCHESKY: It would have to be a
25 collaboration.

26 MR. GALLOWAY: I can tell you we would never do that.
27 But we, but we do look at this in terms of the overall picture
28 because we look at a lot of things. We look at a lot of
29 conceptual things and go, "Does this work? No. Does this
30 work? No. Does this work? Maybe, maybe this kind of idea."

1 We are willing to listen and entertain and -- okay. So the
2 idea of a community center -- And as Connie will tell you, the
3 Community Center was purchased what year?

4 MS. LUHTA: Oh, I can't remember what year but it was
5 temporary.

6 MR. GALLOWAY: Ninety-three?

7 MS. LUHTA: Yeah.

8 MR. GALLOWAY: I mean, it was bought, you know --

9 MS. LUHTA: It was bought --

10 MR. PATTERSON: From the Boy Scouts, Boy Scouts.

11 MR. GALLOWAY: It was bought from the Boy Scouts and
12 it was a temporary facility.

13 MS. LUHTA: Right.

14 MR. GALLOWAY: For a temporary, you know.

15 MR. PATTERSON: Well, a lot of people go there a lot.

16 MR. GALLOWAY: They do.

17 MR. PATTERSON: And I have classes there.

18 MR. GALLOWAY: It's a nice facility. Let me tell
19 you, we have some constraints with, we do have maintenance
20 issues with it. I mean, it is not like it's -- It's not
21 Shangri-La.

22 MR. PATTERSON: Yeah.

23 MR. GALLOWAY: What we don't want to do is just build
24 someplace to build a place. It's -- If you are going to build
25 something like that in a commercial setting, a new one, it's
26 got to be right sized, it's got to be partnered with another
27 entity that can spread those costs out, and maybe multiple
28 entities. And we have looked at some case studies, you know.
29 There is some case studies, like in Wadsworth, where they
30 developed one with the University of Akron, Summa Health, the

1 school district and the city.

2 MR. PATTERSON: That's a good idea.

3 MR. GALLOWAY: Like five entities had one -- And the
4 great thing was for, like, the City of Wadsworth, they didn't
5 have to staff it. In their case, the sixth entity was their
6 YMCA. The YMCA staffed it. The school uses it for certain
7 things. The senior, oh, the senior center was there, too.

8 CHAIRMAN MALCHESKY: They had a dentist in there and
9 they had a doctor in there.

10 MR. GALLOWAY: I mean, they had -- They build a
11 community center that was like seven, eight entities had a
12 level of ownership in this thing, so nobody was drowning.

13 MR. PATTERSON: Smart.

14 MR. GALLOWAY: And it had multiple uses and overlap
15 and everything. It was a very creative way to do that. So, I
16 mean, we've looked at things and said, "Okay, you know, we
17 would look at that and entertain that because that's a quality
18 of life thing on our residents that wouldn't require us to have
19 a big overlay of cash." The last thing we want is, we don't
20 want any more staff. We don't want to have pool boys and life
21 guards on our payroll and, you know, yoga instructors,
22 something crazy. We don't want any of that stuff. But if we
23 could help facilitate the creation of something that would work
24 and then house some of those things that other entities can
25 use, that the community could use, maybe there is something for
26 us to look at.

27 And so we have always taken the approach of, yeah,
28 we'll look at it, we will entertain it. Why not investigate
29 it? Maybe it doesn't work and it doesn't happen. I don't
30 know. But we're always going to look at those things and try

1 to be creative.

2 So I think what, kind of, what you saw was this
3 conceptual idea.

4 CHAIRMAN MALCHESKY: With a lot of ideas put into
5 one.

6 MS. LUHTA: Right.

7 MR. PATTERSON: That's what it looked like.

8 MR. GALLOWAY: And so it's, it's -- So it gives this
9 idea of, ah, they want to build a, you know -- no, no.

10 MR. PATTERSON: It absolutely scared the hell out of
11 everyone that looked at it. And the meeting was tabled. The
12 thing was tabled, so no -- I don't even have a copy of it.
13 Denise was the only one that had a copy and then she gave it to
14 Vanessa and then I asked Heather to give me a copy. So I only
15 saw the first page and the first page scared me and I thought,
16 "My God, what are we doing?"

17 MR. GALLOWAY: We're, we're -- Yeah, I think you were
18 looking at, you were looking at concepts.

19 MS. LUHTA: Right.

20 MR. GALLOWAY: And so that --

21 MR. PATTERSON: But if it's a concept, that means
22 it's possible. If it's possible, that means we could be right
23 in our interpretation.

24 MR. GALLOWAY: Could be. I mean, I don't, you know
25 -- Again, a lot of that, from my standpoint is, I want to know,
26 you know, on anything, whether it's a business coming in, a
27 mixed-use development, a community center, what's the
28 sustainability? What's our costs? What's our long-term
29 projections? I mean, I want to go through an entire process
30 on -- I don't care what it is that we do.

1 MR. PATTERSON: You don't really want a water park.
2 MR. GALLOWAY: No, there is no water park.
3 CHAIRMAN MALCHESKY: No.
4 MS. LUHTA: It's not --
5 MR. PATTERSON: I don't know what it was but somebody
6 said it was a water park.
7 MS. LUHTA: No.
8 MS. DAWSON: Not having a water park.
9 MR. PATTERSON: It said "water park."
10 MR. GALLOWAY: There is --
11 MS. LUHTA: Oh, dear.
12 MR. GALLOWAY: No one is looking at a water park.
13 MS. LUHTA: No.
14 MR. GALLOWAY: But --
15 MR. PATTERSON: Well, if you have the conversation I
16 suggested --
17 MR. GALLOWAY: But we will. I mean, we will have
18 this conversation.
19 MR. PATTERSON: -- all this can come out.
20 MR. GALLOWAY: We will have public hearings. And we
21 will, and we will -- I will, I am taking what you're saying to
22 us and I am saying in my mind right now, okay, we've been
23 working on these things for ten years and we've done a lot of
24 public discussion on them. Let's find a way to open up the
25 whole thing for some additional discovery by the public so that
26 everybody -- I don't want anyone to say, "Ah, I don't know
27 anything about it," when --
28 MR. PATTERSON: Not everybody is as close as you guys
29 are to what you've been -- your labor of love. You know, all
30 the rest of Concord is just living their life, you know. Half

1 of them, need I say, aren't tuned in.

2 MR. GALLOWAY: You would be surprised.

3 MS. LUHTA: So if you want anybody to listen to the
4 conversation that we've had here tonight, tell them to go on
5 our website, ConcordTwp.com, and --

6 MR. GALLOWAY: Look at the Comprehensive Plan.

7 MR. PATTERSON: And they can play this over?

8 MS. LUHTA: Yeah, absolutely.

9 MR. PATTERSON: That's good.

10 MR. GALLOWAY: But I appreciated this dialogue and I
11 appreciated your coming here and being forthright about
12 everything.

13 MR. PATTERSON: Yeah, you really want the one-on-one
14 with the -- There is a core group of people, you know. I think
15 you know who I am talking about and everything. You want the
16 one-on-one with them and the people in their, in their circle
17 of confidence.

18 MR. GALLOWAY: Right.

19 MR. PATTERSON: And just --

20 MR. GALLOWAY: Here is part of my -- Here is my
21 request to that group, and you talk to that group, and that is
22 this, don't assume because you get some piece of something and,
23 and -- that it is necessarily what you maybe knee jerk think it
24 is and then they run out and they announce it as such when --
25 Come to us. I mean, the first email should have been to us
26 saying, "What is this? Can we talk?" And our response would
27 have been, "Yeah."

28 But instead, you know, the aforementioned group, it
29 runs out and it spreads it out and then it's like, "Ah, they're
30 doing all these things," and I am getting all these crazy

1 emails about, like, you want to build, you know. No, wait,
2 what, you know? So from that stand point, yes, it blindsides
3 us. But all I would ask people is just call us, email us and
4 say, "Hey, what's going on?" Don't assume that there is some,
5 you know, sinister intent out there.

6 MR. PATTERSON: Well, I emailed you but I apologize
7 for what I had emailed you for.

8 MR. GALLOWAY: That's fine, yeah. And I just -- But
9 that's my message to everybody. If you've got a question on
10 something, anything, and I will tell you the same thing I tell
11 my -- Bernadette, who cuts my hair, is a Concord resident over
12 at Oscar Giovanni. I am sitting in her chair the other day,
13 Tuesday, after our staff meeting. And, you know, hair dressers
14 get every rumor in the community, right? They get everything.
15 And I tell her, I said, "Bernadette," I said, "You've got to
16 ask me when you hear these rumors." I said, "You've got to
17 stop them because I will tell you that 99 percent of rumors are
18 not true."

19 And she said, she said, "Well, I hear we are getting
20 a Trader Joe's." And I said -- She goes, "I heard they have it
21 on a good source we are getting a Trader Joe's." And I said,
22 "I'm here to tell you we are not getting a Trader Joe's," and
23 so I said, "because I would know."

24 And so I'll use the same example. If anybody hears
25 something or they want the question, please just call us or
26 email us. We will walk through anything that's going on in
27 this community even if you hear a rumor about a Trader Joe's,
28 whatever it may be, you know, reach out to us.

29 MR. PATTERSON: Well, you owe me an email.

30 MR. GALLOWAY: What?

1 MR. PATTERSON: You owe me an email.

2 MR. GALLOWAY: On?

3 MR. PATTERSON: Ohio Revised Code JEDD requirements.

4 I challenged you guys saying that you can spend the money

5 anywhere you want, page 21 of your agreement with Painesville,

6 and you said the Ohio Revised Code -- Paul said the Ohio

7 Revised Code wouldn't let it. Yeah, you walked into that

8 meeting and said the same thing, I think. So I can't find it

9 in the Ohio Revised Code. So if you can send that to me,

10 that's the email you owe me.

11 MR. GALLOWAY: If I owe you an email, then I will --

12 I thought Paul would --

13 CHAIRMAN MALCHESKY: I think it's 72, .72.

14 MR. PATTERSON: I kind of let it slip because it was

15 last year.

16 MR. GALLOWAY: All right. Let me look. ORC on JEDD

17 revenue?

18 MR. PATTERSON: Yeah.

19 MR. GALLOWAY: And expenditures?

20 MR. PATTERSON: Well, the argument I have is

21 Painesville is five miles away and they're getting 25 percent

22 of the JEDD revenue and it's not being spent in Concord,

23 they're spending it in Painesville on a non-JEDD jurisdiction.

24 MR. GALLOWAY: Correct.

25 CHAIRMAN MALCHESKY: Again, it goes back to the fact

26 that they're a city, we're a township.

27 MS. LUHTA: Yes.

28 CHAIRMAN MALCHESKY: And I always say it's a shield

29 and a sword, you know. It's nice to be a township because

30 there's times that you're able to slice through certain things

1 that you couldn't do if you were a city, and there is also
2 times you can put up your shield and protect yourself because
3 you're a township.

4 MR. GALLOWAY: I will get you stuff, and I will tell
5 you that last year there were a number of changes to the JEDD
6 law.

7 MS. LUHTA: Yes.

8 MR. GALLOWAY: So I will, I will dig through that and
9 then I will --

10 MR. PATTERSON: Jerry Cirino knows the lawyer that
11 wrote the Ohio Revised Code for the JEDD. He knows him
12 personally. He was going to try and get me information but he
13 is now too busy with commission work.

14 MR. GALLOWAY: Yeah. And the legislature last year
15 overhauled the JEDD law.

16 MS. LUHTA: Yeah.

17 MR. GALLOWAY: Some good, a lot bad. And so I would
18 want to look at that, those changes as it relates to
19 expenditures, but I will get you all that.

20 MR. PATTERSON: As a resident who is not in the JEDD,
21 you know, you get all that work, all that effort to get the
22 JEDD going and we can't spend the money in Concord?

23 MR. GALLOWAY: No, yeah, we can.

24 CHAIRMAN MALCHESKY: No, you can spend it in Concord.

25 MS. LUHTA: Yes, we can.

26 MR. PATTERSON: No. I mean, you've got to spend it
27 in the JEDD. That was the argument I was having.

28 CHAIRMAN MALCHESKY: You have to have a nexus.

29 MR. PATTERSON: A what?

30 CHAIRMAN MALCHESKY: A nexus to the JEDD. It's got

1 to have a nexus to the JEDD. And I will tell you this, when
2 we, when we put the JEDD together, there was a lot of
3 discussion about that nexus. And Mr. Lucas' office and Wiles
4 and Richards will disagree with me, but I think as you go over
5 time, you can, you can articulate a better nexus to the JEDD
6 farther and farther away from the JEDD. An example is, you
7 know, right now, it's directly related. It's new. We're
8 putting the road in. My next guess is that it will help
9 facilitate a development or continued development in that area
10 and those dollars and cents.

11 As time goes on and let's say, hypothetically, that
12 because that traffic pattern becomes a little bit more
13 congested, and because it becomes a little bit more congested,
14 traffic starts down Girdled Road towards your place and now
15 you're getting more potholes. You could probably justify that
16 as a nexus to that JEDD and you can justify now repaving that
17 road, you know, every five years or whatever it may be.

18 And, again, I think that's an analysis that's done on
19 that. That's my interpretation of what that law is. I am -- I
20 will tell you that's not a conservative, that's a progressive
21 view of that, of how you go ahead and expand that and how you
22 use it to your, your township's advantage but that's my logic,
23 my theory on it.

24 MR. GALLOWAY: I will give you two answers to this,
25 and this is where the frustrating thing about the ORC on JEDDs
26 comes. Paul thinks that his position is a progressive one on
27 OR -- on JEDD revenue. I think it's too conservative. My
28 opinion is you can spend JEDD wherever you want. You put it in
29 your JEDD Fund, transfer it into your General Fund, we should
30 be free to do whatever we want with it.

1 MR. PATTERSON: That's basically what Troy said,
2 they're not monitoring you.

3 MR. GALLOWAY: Yeah. It's, it's -- Well, we have, we
4 have an audit. Obviously, the Township and then the JEDD
5 itself has an audit as well where that's reviewed. I think
6 there is some truth to what Paul says about that nexus. And I
7 think some of that came out with the law changes because what
8 happened was, why there were law changes, there was a township
9 in south central Ohio, south of Columbus, that went and did a
10 JEDD and they took, basically, like, you know, they took a gas
11 station and, you know, like a convenience store and then they
12 JEDDED in a prison, and so they captured all the payroll
13 revenue of everyone that works at the prison.

14 And what they did was that created a fire storm with
15 that union because now these folks who all live in townships in
16 rural central, southern central Ohio were now suddenly paying
17 a -- I don't know -- I am guessing it was a 2 percent income
18 tax to the township. And to be frank, the township, the
19 opinion became from the legislature that the township was
20 abusing the Code. They weren't using it for true economic
21 development, they were using it as a true cash grab by just
22 JEDDing in a prison. Well, what's the economic development of
23 a prison?

24 And there's some, you know -- I always defend
25 townships on this and I defend townships by saying this, that
26 prison doesn't pay taxes. The traffic in and out of that
27 prison beats up those township roads. That township has to
28 respond to that prison with fire, EMS constantly. They are
29 incurring tons of costs and getting zero revenue from a massive
30 institution in the middle of their, in the middle of their

1 township. It's costing their taxpayers money.

2 MR. PATTERSON: Were they allowed to keep the money?

3 CHAIRMAN MALCHESKY: They rewrote the law.

4 MR. GALLOWAY: So they rewrote the law to try to
5 disabuse future townships from doing those kind of things. And
6 so part of that was trying to drive in more of a nexus of like,
7 okay, if you're going to create a JEDD, you better have an
8 actual economic development purpose that you are trying to do.
9 And, you know, frankly, that's basically what our model was.
10 You know, the Township Association tried to use like what we
11 have done as an example, well, there's lot of townships doing
12 good things.

13 So that some of the changes came about in that,
14 because of that and they've restricted a lot of things that can
15 be done with JEDDs.

16 CHAIRMAN MALCHESKY: Painesville Township is, I would
17 say, challenging some of that rhetoric that was there. So it
18 will be interesting. I mean, we are going to have something
19 local here soon to, at least, determine --

20 MR. GALLOWAY: Maybe.

21 CHAIRMAN MALCHESKY: Maybe.

22 MS. LUHTA: Maybe, yeah.

23 MR. GALLOWAY: That's the other thing I will tell
24 you, as Mike Lucas will tell you, there is zero case law on
25 JEDDs, there is none. I mean, they've been out there a long
26 time. There's a lot of communities that have them, different
27 cities and townships and villages.

28 MR. PATTERSON: Well, they're fairly new, aren't
29 they, 10, 15 years?

30 MR. GALLOWAY: No, early '90s.

1 CHAIRMAN MALCHESKY: But that one township --

2 MR. GALLOWAY: Maybe around Akron and, yeah, so
3 it's --

4 CHAIRMAN MALCHESKY: The one township that Chris
5 mentions the abuse that, at least, somebody saw that as, the
6 legislature just went ahead and changed it. So there wasn't a
7 lawsuit or any law that developed on it, it just became all
8 legislative, which I guess is more concerning to me than
9 anything.

10 MR. GALLOWAY: Well, and we fought, we fought a lot
11 of the changes, the Township Association, because it was a
12 broad stroke legislature.

13 MR. PATTERSON: Well, when you pay the road off in
14 less than three years, you can see what their reaction is when
15 you start putting it in sinking fund and not spending it and
16 letting it grow to \$150 million.

17 MR. GALLOWAY: They won't object to that. I will
18 tell you, they wouldn't object if we used it to buy an
19 ambulance because those are legitimate expenditures of a
20 community and because an ambulance will respond to a commercial
21 district. So there is lots of things that we can spend money
22 on that -- and why we want to continue to grow that JEDD and
23 grow that revenue is so that we can absorb some of those costs
24 and not have to go out and say, "Hey, we need, you know, we
25 need a third fire levy," you know. We don't want that.

26 MR. PATTERSON: Just don't go anywhere near Girdled
27 Road.

28 MR. GALLOWAY: What's -- Oh, I see. You say that now
29 but if you needed that ambulance, you wouldn't say that.

30 MR. PATTERSON: You're not going to believe this.

1 I had a developer knock on my door this morning.

2 MR. GALLOWAY: Oh, yeah? I believe it. I believe
3 it. It's -- And I will tell you, I believe it because I know
4 that -- I know some, through the years, some of the crazy
5 projects that we have rejected in that corridor. People have
6 come to us with all kinds of wild things that I can tell you,
7 if I told you, you would go, what, you know? And it's just we,
8 we first look at it as like putting the lock, putting the door
9 up and finding a way to control it so that, at the end of the
10 day, whatever develops there, it's high quality, it benefits
11 the community, it allows us to be sustainable, it's tax revenue
12 positive, and that, you know -- back to your Madison study in
13 2001 -- and so that it doesn't put us further behind that we
14 see so many communities in that hole now.

15 And you know those handcuffs of being a township.
16 I mean, we have to deal with, we are a township of pushing
17 20,000 residents. We are the largest township in northeast
18 Ohio and we have to deal with a lot of city problems.
19 Lieutenant Reed was up here giving the crime report today. And
20 I talk to people and they go, "Oh, nothing happens in Concord."
21 I go, "Listen to the crime report sometime."

22 MR. PATTERSON: Yeah.

23 MR. GALLOWAY: And we've got 20,000 residents and we
24 have to deal with a lot of problems that go on and we have to
25 figure out a way to do it as a township, without any municipal
26 authority the way cities do and we're always trying to be
27 creative, and some of that, you know, it's JEDDs, it's economic
28 development, it's TIFing. You are always trying to be
29 creative.

30 Senate Bill 235 just came out. That's a whole --

1 Have you seen that? That's a whole other, you know, tool for
2 us to try to do some stuff. But it's -- But you're right about
3 dialogue. We are going to have this dialogue and we will
4 continue --

5 MR. PATTERSON: And you would do yourselves an
6 immense favor by having that, immense. And I don't think it
7 will be antagonistic. I think it will be just like this, a lot
8 of questions.

9 MR. GALLOWAY: And I appreciate that. What
10 frustrates me and I know frustrates Paul and Connie is when we
11 get antagonism, when someone just assume, well, you're doing
12 something wrong or you come at us. Like, just ask us a
13 question. We will have an entire dialogue and an entire
14 explanation.

15 MR. PATTERSON: When, when would you do that?

16 MR. GALLOWAY: People may say, "I disagree with you,"
17 but -- and there will be disagreements at times.

18 MR. PATTERSON: When would you do that? Do you have
19 an idea of when you would do that?

20 MR. GALLOWAY: The next time we are going to do that
21 is on June 21st, right here in this Trustees' meeting.

22 MR. PATTERSON: The second meeting of the month?

23 MR. GALLOWAY: We are going to be right here. We'll
24 talk about it. If people want to come here and talk about it,
25 we will be here to talk about it.

26 MR. PATTERSON: Perfect.

27 MR. GALLOWAY: When the Planning Commission resumes,
28 we will have -- they would have a public hearing at some point.
29 We will talk about it.

30 MS. LUHTA: Zoning Commission.

1 MR. PATTERSON: Super.

2 MR. GALLOWAY: The Zoning Commission -- sorry -- they
3 will talk about it. It will come -- Anything that comes forth,
4 we will have a public hearing, we will talk about it. We will
5 talk about it at every meeting.

6 MR. PATTERSON: Well, this will be before the zoning,
7 next zoning meeting.

8 MR. GALLOWAY: Yeah, we'll be here.

9 MS. LUHTA: Right, it will be.

10 MR. GALLOWAY: We are happy to talk about it. We
11 want to talk about it.

12 MS. LUHTA: The next zoning meeeting is on the 11th
13 of July.

14 MR. GALLOWAY: We want people to come here, have
15 questions, and we will, we will dive.

16 MR. PATTERSON: That will be well received by
17 everybody, I guarantee you.

18 MR. GALLOWAY: And we will -- And we are happy to
19 deep dive. As you can tell, we kind of like it. And for that,
20 I have to apologize to Mr. Call because he's been waiting over
21 there patiently because I think he might want to have an
22 audience comment.

23 MR. PATTERSON: I've got to run. Thanks, guys.
24 Appreciate it.

25 MR. GALLOWAY: Thanks, Bob.

26 MS. DAWSON: Good night.

27 MR. PATTERSON: Mr. Call, I apologize.

28 MR. CALL: That's all right. You need better seats
29 though.

30 CHAIRMAN MALCHESKY: That was by design.

1 MR. GALLOWAY: I've got to tell you, the problem that
2 I have is that I am an Irishman and I like to talk.

3 MR. CALL: That's all right.

4 MR. GALLOWAY: And so when I talk, start talking
5 about Concord, I am not going to stop. So --

6 MR. CALL: That's great. It was interesting,
7 actually, most of the stuff. I thought it was good. And I am
8 surprised you knew as much as you did.

9 MR. GALLOWAY: I'm not as stupid as I look.

10 MR. CALL: I didn't mean that. That came out wrong.

11 CHAIRMAN MALCHESKY: That's the best comment tonight.

12 MR. GALLOWAY: What are you trying to say?

13 MR. CALL: No, I didn't mean that that way.

14 MR. GALLOWAY: It's okay if you did. I get that a
15 lot.

16 MS. LUHTA: Good one.

17 MR. CALL: My name is Ron Call. I live at
18 12355 Girdled Road, Concord Township. And you've answered a
19 lot of my questions here. I was going to comment about that
20 interchange out there at 44 and Auburn Road and it's a mess.
21 Every time I go through there, there's cars that are supposed
22 to go down Crile Road, they're going down Auburn Road. You've
23 got to watch on the right side. You can't see them, you know,
24 at the back of your car and they go sneaking by you on the
25 right side and that road ends. And I think they need more
26 arrows there.

27 The other thing is you need a speaker system in here
28 because I couldn't hear the Fire Chief, I couldn't hear this
29 guy, the Road Department and the Recreation Department.

30 CHAIRMAN MALCHESKY: We can up that.

1 MS. LUHTA: Yeah.

2 MR. CALL: Maybe you can turn the lectern this way or
3 something.

4 CHAIRMAN MALCHESKY: Right.

5 MR. CALL: So you can hear it back here. There's not
6 a big audience.

7 And the other thing is they had the, the deputy here,
8 he reported regarding the breaking and enterings, which I
9 really thought was important because people should know what's
10 going on in their neighborhood and that was important. And I
11 don't know if they are going to keep doing it or is that a
12 one-time deal, or no?

13 LIEUTENANT REED: What's that?

14 MR. CALL: I should be aimed this way. Are they
15 going to do away with the -- You made a report tonight
16 regarding breaking and enterings, particularly, and a lot were
17 on Concord-Hambden Road, which is in the area where I live and
18 I think that's important to know. I had a lot of trouble with
19 breaking and enterings where I live. They got into an
20 outbuilding. And I think if I had been aware that was going on
21 in that area, it would have been helpful to me. Well, you're
22 starting to do that now. I don't know if you are going to keep
23 that up.

24 LIEUTENANT REED: Yeah, I don't know about a lot of
25 it. I mean, really Concord is probably living in the best
26 township of all of them, to be exact with you. And a lot of
27 the break-ins that we have is kids walking around at nighttime
28 and don't have anything better to do and are unsupervised, and
29 not even particularly that badly in Concord but in Painesville
30 Township and Perry, we're seeing it more. But they're just

1 going door to door on cars. The car is not locked, they're
2 getting in there and getting whatever is accessible to them. I
3 mean, it's a matter of people not leaving significant items of
4 value in their cars and taking a minute to lock them. It's a
5 matter of them closing their garage doors at night so that
6 people aren't walking by and seeing an illuminated garage and
7 seeing some items that they can easily walk off with. But
8 you're not having a lot of problems in your area. And if you
9 are, they're not being reported.

10 MR. CALL: Well, you just reported two breaking and
11 enterings on Concord-Hambden Road tonight.

12 LIEUTENANT REED: Yes.

13 MR. CALL: I thought that was --

14 LIEUTENANT REED: I am just saying, you say a lot of
15 them. I mean, there is not a lot, there's not a lot of
16 problems. I mean, our thefts are actually pretty well spread
17 out. And some of them that are close are a matter of some kids
18 walking in a neighborhood, such as the ones in the area of
19 Coleridge and Marlo, Rolling Acres. That's like a one-night
20 deal that they have a group that are going car to car and
21 people are reporting that.

22 And I say a theft in here, that could be a handful of
23 change or that could be a laptop out of a car. I mean, that's
24 not specifics on that. That's, a lot of times, it's a handful
25 of change or a pack of cigarettes out of a car and that person,
26 the next morning, is reporting it. If they locked their car,
27 they're not breaking the windows, they're not breaking down
28 doors, they're not -- We are not having big burglary problems.

29 MR. GALLOWAY: It's crimes of opportunity.

30 LIEUTENANT REED: We're not having houses getting

1 robbed. I mean, Concord is pretty -- not a lot of problems.
2 We're on it. You guys have two people in Concord almost all
3 the time now.

4 MR. CALL: Is that right?

5 MS. LUHTA: Ron, that's a monthly report. They come
6 every month, the first meeting of the month and give a report
7 like that.

8 MR. CALL: The first time I came here, he just
9 rattled off a bunch of statistics that didn't mean anything.

10 MS. LUHTA: Oh, okay, I see. Oh, you want to know
11 where?

12 MR. CALL: He gave all the information.

13 MS. LUHTA: Right, I got it.

14 MR. CALL: That's what I was talking about.

15 MS. LUHTA: Okay.

16 MR. CALL: The other thing I brought -- was going to
17 bring up and it's a sad situation. I like to bicycle. And I
18 couldn't hear what he was saying about bicycling because he was
19 facing this way. But I was riding down 44 over by the Hosford
20 Road and I was going up that bicycle trail over there and there
21 was an accident up there and I think some people were killed.

22 MS. LUHTA: Yes, two.

23 MR. CALL: That was, that was sad.

24 MS. LUHTA: Yes.

25 MR. CALL: But the other thing you were talking about
26 here, where I live -- and you live over in that area, too --
27 there is a lot of acreage that's wide open. What is there,
28 about seven, eight hundred acres over in there, that
29 conservatory and what would you call the other ones, what you
30 own? If you go down east of me on 608, that's all wide open

1 down through there. What are you talking about with this
2 zoning?

3 CHAIRMAN MALCHESKY: The zoning that we are talking
4 about today was over by --

5 MR. CALL: That's what I thought.

6 CHAIRMAN MALCHESKY: -- the roundabout.

7 MR. CALL: Yeah. You're not talking about changing
8 the zoning over there?

9 CHAIRMAN MALCHESKY: No.

10 MS. LUHTA: No, no.

11 CHAIRMAN MALCHESKY: We're talking about Capital
12 Parkway, right there on Capital Parkway, right back there, you
13 know, between the hospital and Auburn Career Center.

14 MR. GALLOWAY: And you make a great inquiry which is
15 going to make this clear for everybody at home. The zoning
16 modifications that were to be discussed last night that
17 Mr. Patterson was discussing are in a small footprint in the
18 Auburn/44 corridor commercial district. It is not in anybody's
19 neighborhood, not in any --

20 MS. LUHTA: Right.

21 MR. GALLOWAY: You know, not whether you're in your
22 neighborhood or you're off of Pinecrest or you're off Morley or
23 Hoose, it is none of those areas at all. It's only in a small
24 footprint in our commercial corridor.

25 CHAIRMAN MALCHESKY: Most people don't even know it
26 exists.

27 MR. GALLOWAY: Most people don't know that corridor
28 exists, which is why we are trying to change that.

29 MR. CALL: Okay. Well, the last thing is, when are
30 you going to put your swimming pool in?

1 MR. GALLOWAY: No swimming pool. But if you want to
2 build one and donate it and put in an annual fund to the
3 township, I know a lot of residents that would love for you to
4 do that.

5 MR. CALL: I am not going to do that.

6 MR. GALLOWAY: No?

7 CHAIRMAN MALCHESKY: I will accept a motion to
8 approve the May financial reports.

9 MR. GALLOWAY: Mr. Chairman, I have reviewed those
10 and I will make that motion.

11 MS. LUHTA: I will second.

12 CHAIRMAN MALCHESKY: All in favor say "aye."

13 (Three aye votes, no nay votes.)

14 CHAIRMAN MALCHESKY: How about a vote for the
15 settlement agreement and mutual release between Accurate
16 Landscaping and Concord Township, which I was intimately
17 involved in resolving, so I would look for a motion to adopt
18 that agreement.

19 MR. GALLOWAY: I will approve that and thank you for
20 your efforts on our behalf in trying to come a conclusion about
21 that.

22 MS. LUHTA: I will, I will second that with
23 discussion.

24 CHAIRMAN MALCHESKY: Sure.

25 MS. LUHTA: I have -- I want to know how it is going
26 to be enforced.

27 CHAIRMAN MALCHESKY: Well, Michael and I had
28 placed --

29 MS. LANDGRAF: Before any discussion happens on this,
30 I just want to note that this is still pending litigation.

1 It's not been dismissed. This hasn't been executed. So any
2 questions, I would entertain that you -- I would ask that you
3 direct outside the public meeting.

4 MS. LUHTA: All right. I will --

5 MR. GALLOWAY: You would want that in an executive
6 session or one on one with Trustee Luhta?

7 MS. LANDGRAF: Are your questions for Paul about the
8 terms of the agreement?

9 MS. LUHTA: No, because I couldn't find what I --
10 the answer to it when I read it, so I will ask you afterwards.
11 But --

12 CHAIRMAN MALCHESKY: Ignoring legal counsel --

13 MR. GALLOWAY: Which you do at peril.

14 CHAIRMAN MALCHESKY: I will tell you that there is
15 enforcement through the Lake County Common Pleas Court and
16 Judge Lucci.

17 MS. LUHTA: Okay. All right. All right. Then I
18 will -- I seconded it.

19 CHAIRMAN MALCHESKY: All in favor say "aye."

20 (Three aye votes, no nay votes.)

21 MS. LUHTA: Aye, reluctantly.

22 CHAIRMAN MALCHESKY: Reasons why we don't have Mike
23 here.

24 MR. GALLOWAY: I trust Judge Lucci. He used to be a
25 cop. He will be all right.

26 MS. LUHTA: Yeah, that's true. And he lives in
27 Concord.

28 MR. GALLOWAY: And he lives in Concord.

29 MS. LUHTA: Okay. There you go.

30 CHAIRMAN MALCHESKY: I can tell you, he heard about

1 our project, our mixed use.

2 MS. LUHTA: More than one copy?

3 MR. GALLOWAY: What did he say?

4 CHAIRMAN MALCHESKY: He loved it.

5 MS. DAWSON: I only have one copy.

6 MR. GALLOWAY: He loved it? Well, there's an
7 endorsement.

8 MS. DAWSON: She is asking for another copy.

9 MS. LANDGRAF: I gave one to Kathy.

10 MS. MITCHELL: That's it.

11 MS. LANDGRAF: That's the only one?

12 MS. MITCHELL: Yes.

13 MS. LANDGRAF: I have another one. I mean, I can
14 give it to you.

15 MR. GALLOWAY: Connie, I have one in my mailbox, I
16 think.

17 MS. DAWSON: You have a copy of it. Did you -- Oh,
18 she's asking if they need to sign two copies.

19 MS. LANDGRAF: No, it can be signed in counterpart.

20 CHAIRMAN MALCHESKY: I'll accept a motion for the
21 Service Department's approve of Clayton Ansell to permanent
22 status as he completes probation, increasing from \$19 an hour
23 to \$19.50 per hour.

24 MS. LUHTA: So moved.

25 MR. GALLOWAY: I will second that.

26 CHAIRMAN MALCHESKY: All in favor say "aye."

27 (Three aye votes, no nay votes.)

28 CHAIRMAN MALCHESKY: Service Department vote on the
29 approval of new seasonal employee Matt Schutt upon completion
30 of the new hire paperwork until September 1st of 2017 at \$10

1 per hour.

2 MS. LUHTA: So moved.

3 MR. GALLOWAY: Seconded.

4 CHAIRMAN MALCHESKY: All in favor say "aye."

5 (Three aye votes, no nay votes.)

6 CHAIRMAN MALCHESKY: Is that Russ' son?

7 MR. KRASKA: Yes.

8 CHAIRMAN MALCHESKY: Wow.

9 MR. KRASKA: Most of my seasonal employees come out
10 of that neighborhood.

11 MR. GALLOWAY: Mr. Chairman, I would make a motion to
12 approve P.O. 46-2017 in the amount of \$2,000 to Contract
13 Consultants, Inc., for the 2017 paving program. This is part
14 of the inspection portion of the road program.

15 CHAIRMAN MALCHESKY: Very necessary. Connie, you
16 second that?

17 MS. LUHTA: Yes, I second that.

18 CHAIRMAN MALCHESKY: All in favor say "aye."

19 (Three aye votes, no nay votes.)

20 MR. GALLOWAY: I would make a motion that we approve
21 new seasonal part-time employee Starlyn Bruno upon completion
22 of new hire paperwork up to 24 hours per week at \$9 per hour
23 for the Recreation Department.

24 MS. LUHTA: Second.

25 CHAIRMAN MALCHESKY: All in favor say "aye."

26 (Three aye votes, no nay votes.)

27 CHAIRMAN MALCHESKY: We voted on items at staff
28 meeting: The approval of disposal of obsolete and no longer
29 needed equipment at the Recreation Department, which is a fax
30 machine and broken DVD player. We had three ayes.

1 We approved the cemetery sexton's pay effective June
2 1, 2017, to \$750 per month, three ayes.

3 Future meetings and announcements:

4 June 11th, from 12:00 to 3:00 p.m., Concord Township
5 Fire Department's Annual Safety Day at Auburn Career Center.
6 That's, again, Sunday.

7 Wednesday, June 14th, at 7:00 p.m., is the BZA zoning
8 meeting.

9 On June 21st, at 6:30, is the Trustees' office hours;
10 at 7:30 p.m., the Trustees' meeting. And, again, as we invited
11 everyone before, if someone wants to talk to us about the
12 zoning in the Auburn Career corridor, which is a mixed use
13 overlay. Again, the overlay is the new use because the mixed
14 use has always -- is what has been proposed for some time and
15 zoned in there. It's the overlay that makes it a little bit
16 special. We will be more than happy to discuss same.

17 Okay. Anything else?

18 MR. GALLOWAY: I've got nothing. Thank you.

19 CHAIRMAN MALCHESKY: Thank you. All right. I close
20 the meeting.

21 (Whereupon, the meeting was adjourned at 9:14 p.m.)
22
23
24
25
26
27
28
29
30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

CERTIFICATE

I, Melinda A. Melton, Registered Professional Reporter, a notary public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that, to the best of my ability, the foregoing proceeding was reduced by me to stenotype shorthand, subsequently transcribed into typewritten manuscript; and that the foregoing is a true and accurate transcript of said proceedings so taken as aforesaid.

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and was completed without adjournment.

I do further certify that I am not a friend, relative, or counsel for any party or otherwise interested in the outcome of these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 21st day of June 2017.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2018